

Article Three

Zoning Districts



August 12, 2003
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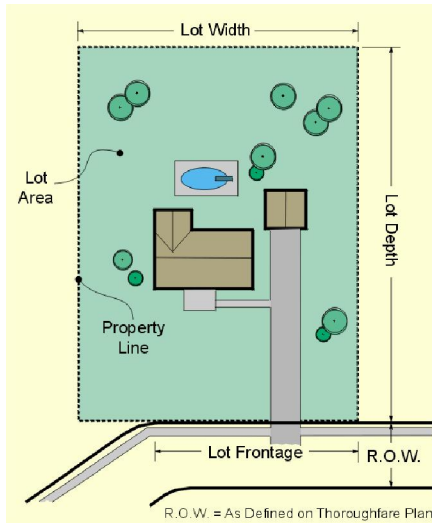
AG District

3.1 AG District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The AG (Agriculture) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • agricultural activities <p>Application of District</p> <ul style="list-style-type: none"> • existing conditions • holding district after annexation <p>Development Standards</p> <ul style="list-style-type: none"> • provide adequate standards that allow common agricultural practices within the corporate limit of the city <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • all districts <p>Planning Commission</p> <ul style="list-style-type: none"> • use this district for existing farms or for land newly annexed that does not yet have development plans 	<p>Agricultural</p> <ul style="list-style-type: none"> • agricultural crop production • orchards • plant nursery • roadside produce sales • storage of agricultural products produced on site • tree farms 	<p>Agricultural</p> <ul style="list-style-type: none"> • raising of farm animals <p>Communication/Utility</p> <ul style="list-style-type: none"> • above ground utility facility <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

AG District

3.2 AG District Development Standards



Minimum Lot Area:

- n/a

Minimum Lot Width:

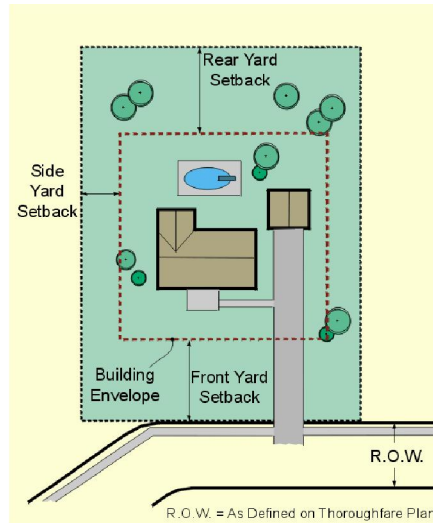
- n/a

Minimum Lot Frontage:

- n/a

Sewer and Water:

- Does not require municipal water or sewer hookup



Minimum Front Yard Setback:

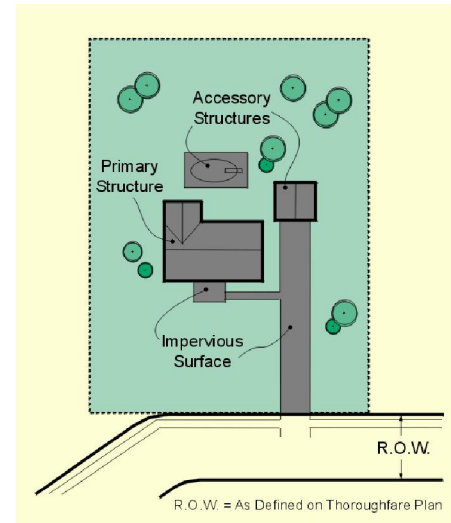
- 50 feet when adjacent to an Arterial
- 40 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- 40 feet for Primary Structures
- 30 feet for Accessory Structures

Minimum Rear Yard Setback:

- 40 feet for Primary Structures
- 30 feet for Accessory Structures

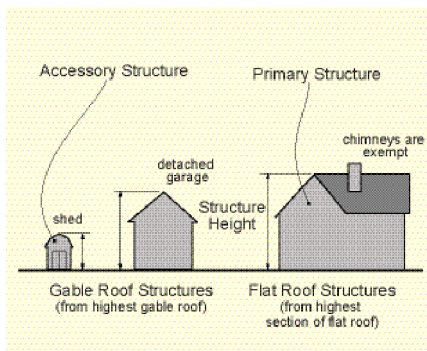


Maximum Lot Coverage:

- square footage of all primary and accessory structures cannot exceed 15% of the Lot Area

Minimum Main Floor Area:

- 1,100 square feet for one story Primary Structures; or
- 800 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,100 square feet or more.



Maximum Structure Height:

- 40 feet for the Primary Structure
- 25 feet for Accessory Structures
- Agriculture related accessory structures are exempt

Additional Development Standards that Apply

Lot (LO)	
• LO-01	Page 6-3
Setback (SB)	
• SB-01	Page 6-4
Sewer and Water (SW)	
• SW-01	Page 6-5
Density and Intensity (DI)	
• DI-01	Page 6-6
Floor Area (FA)	
• FA-01	Page 6-7
Height (HT)	
• HT-01	Page 6-8
Accessory Structure (AS)	
• AS-01	Page 6-9
Fence and Wall (FW)	
• FW-01	Page 6-12
Temporary Uses (TU)	
• TU-01	Page 6-13
• TU-02	Page 6-13

Home Occupation (HO)	
• HO-01	Page 6-15
• HO-02	Page 6-16
Landscaping (LA)	
• LA-01	Page 6-18
• LA-02	Page 6-20
• LA-08	Page 6-25
Environmental (EN)	
• EN-01	Page 6-26
Performance (PF)	
• PF-01	Page 6-27
Lighting (LT)	
• LT-01	Page 6-28
Sign (SI)	
• SI-01	Page 6-29
• SI-06	Page 6-31
Parking (PK)	
• PK-01	Page 6-37
• PK-02	Page 6-37

Entrance/Driveway (ED)	
• ED-01	Page 6-43
Vision Clearance (VC)	
• VC-01	Page 6-45
Special Exception (SE)	
• SE-01	Page 6-53
Miscellaneous (MC)	
• MC-01	Page 6-54
• MC-02	Page 6-54
• MC-03	Page 6-54
• MC-04	Page 6-55

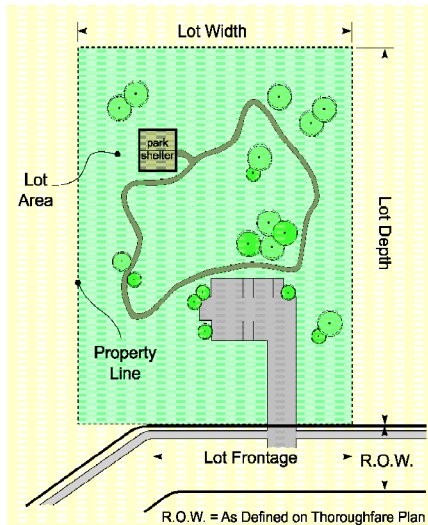
PR District

3.3 PR District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The PR (Parks and Recreation) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •public parks, open space, playgrounds, and recreational areas <p>Application of District</p> <ul style="list-style-type: none"> •existing and new development •spot zoning •buffer district <p>Development Standards</p> <ul style="list-style-type: none"> •promote high quality natural areas for public access and recreation <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •all districts 	<p>Public Facilities</p> <ul style="list-style-type: none"> •community center •nature center •nature preserve •park <p>Institutional</p> <ul style="list-style-type: none"> •government operations (non-office) •public parking lot •public recreation center •public swimming pool •recycling collection point 	<p>Public Facilities</p> <ul style="list-style-type: none"> •library <p>Institutional</p> <ul style="list-style-type: none"> •government office •museum •police, fire or rescue station <p>Business: General Business</p> <ul style="list-style-type: none"> •country club •golf course <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship

PR District

3.4 PR District Development Standards



Minimum Lot Area:

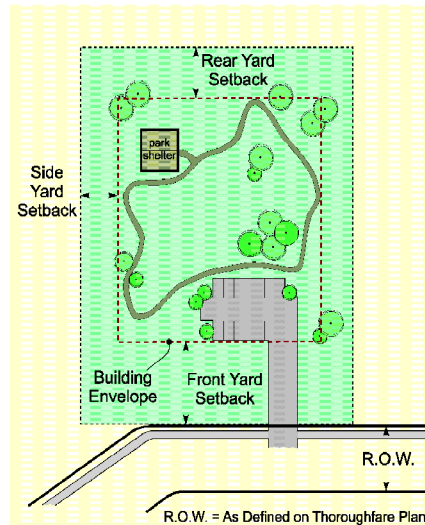
- n/a

Minimum Lot Width:

- n/a

Minimum Lot Frontage:

- n/a



Minimum Front Yard Setback:

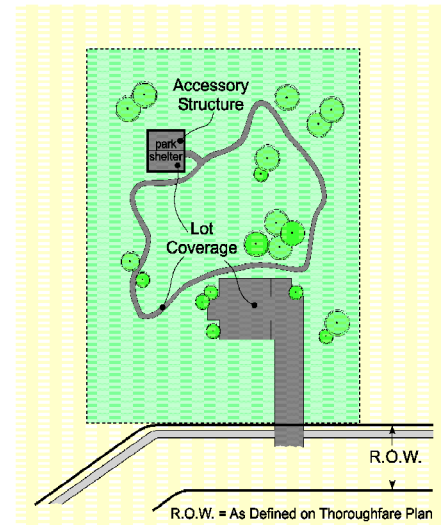
- 35 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- 15 feet for Primary and Accessory Structures

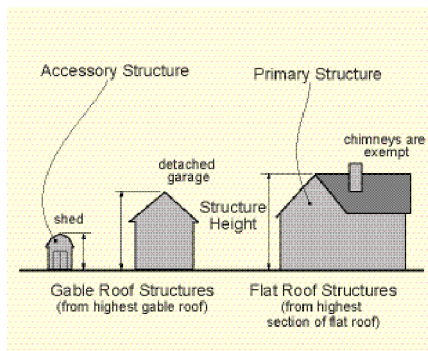
Minimum Rear Yard Setback:

- 20 feet for Primary and Accessory Structures



Maximum Lot Coverage:

- Square footage of all primary and accessory structures cannot exceed 50% of the Lot Area



Maximum Structure Height:

- 35 feet for the Primary Structure
- 25 feet for Accessory Structures

Additional Development Standards that Apply

Lot (LO) • LO-01 Page 6-3 Setback (SB) • SB-01 Page 6-4 Sewer and Water (SW) • SW-01 Page 6-5 Density and Intensity (DI) • DI-01 Page 6-6 Floor Area (FA) • FA-01 Page 6-7 Height (HT) • HT-01 Page 6-8 Accessory Structure (AS) • AS-01 Page 6-9 Fence and Wall (FW) • FW-01 Page 6-12 Temporary Uses (TU) • TU-01 Page 6-13 • TU-02 Page 6-13	Landscaping (LA) • LA-01 Page 6-18 • LA-08 Page 6-25 Environmental (EN) • EN-01 Page 6-26 Performance (PF) • PF-01 Page 6-27 Lighting (LT) • LT-01 Page 6-28 Sign (SI) • SI-01 Page 6-29 • SI-06 Page 6-31 Parking (PK) • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40	Entrance/Driveway (ED) • ED-01 Page 6-43 Vision Clearance (VC) • VC-01 Page 6-45 Special Exception (SE) • SE-01 Page 6-53 Miscellaneous (MC) • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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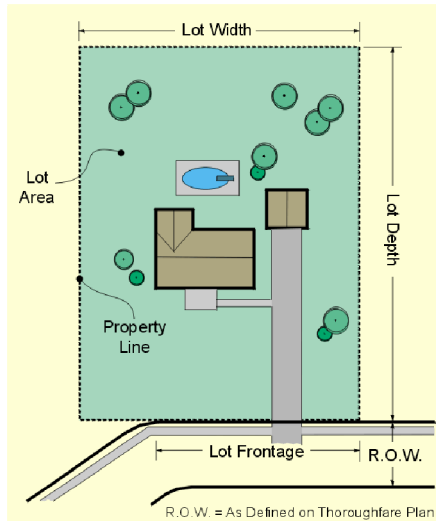
R1 District

3.5 R1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The R1 (Very Low Density Residential) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •single-family detached homes •large sized homes •medium to large sized lots <p>Application of District</p> <ul style="list-style-type: none"> •existing and new development •small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •promote low-impact development in concert with a natural setting <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •AG, PR, R2, R3, R4, R5, M1, IS, and NC <p>Planning Commission</p> <ul style="list-style-type: none"> •should limit the use of this district within the City of Kokomo due to the low density nature of this district and to avoid exclusionary zoning practices. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a benefit to the residential component of the development 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, single family •fair housing facility (small) <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •bed and breakfast •fair housing facility (large) •group home <p>Public Facilities</p> <ul style="list-style-type: none"> •public park <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •artificial lake or pond over 500 sq. ft. •home occupation (type 2)

R1 District

3.6 R1 District Development Standards



Minimum Lot Area:

- 15,000 square feet

Minimum Lot Width:

- 100 feet

Maximum Lot Depth:

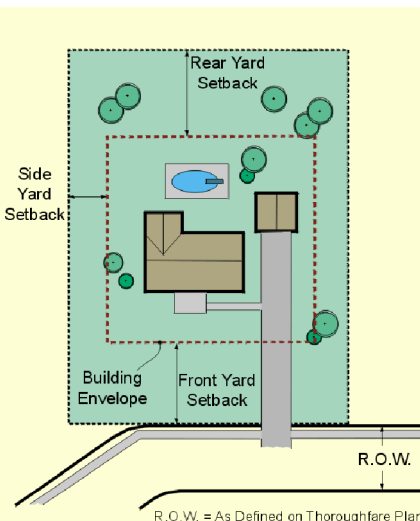
- 3 times the Lot Width

Minimum Lot Frontage:

- 50 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

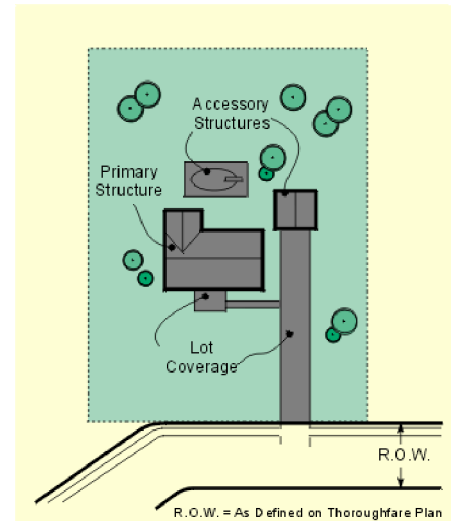
- 30 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- 10 feet for the Primary Structure
- 5 feet for Accessory Structures

Minimum Rear Yard Setback:

- 20 feet for the Primary Structure
- 5 feet for Accessory Structures

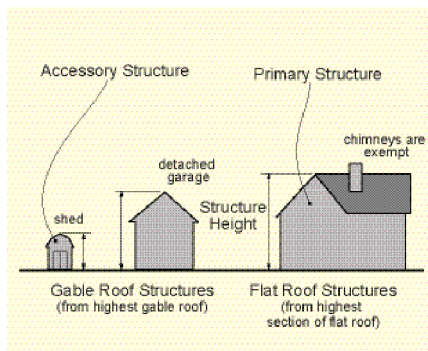


Maximum Lot Coverage:

- Square footage of all Primary and Accessory Structures cannot exceed 35% of the Lot Area

Minimum Main Floor Area:

- 1,700 square feet for one story Primary Structures; or
- 1,000 square feet for the first floor of the Primary Structure, provided that the total Finished Floor Area is 1,700 square feet or more



Maximum Structure Height:

- 45 feet for the Primary Structure
- 20 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-02 Page 6-9 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-02 Page 6-13 	<p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 6-15 • HO-02 Page 6-16 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-02 Page 6-20 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-04 Page 6-31 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-02 Page 6-37 	<p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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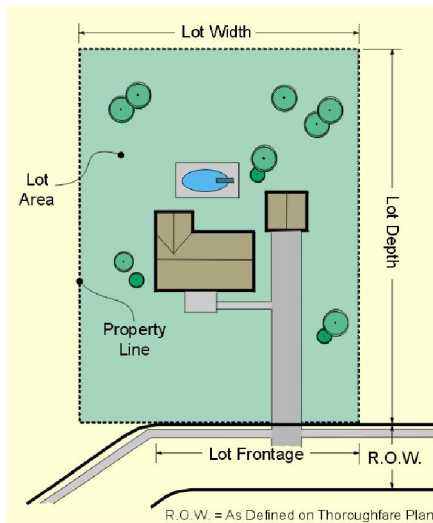
R2 District

3.7 R2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The R2 (Low Density Residential) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •single-family detached homes •small to medium sized homes •medium sized lots <p>Application of District</p> <ul style="list-style-type: none"> •existing and new development •small to large area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •promote low-impact development in concert with a natural setting <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •AG, PR, R1, R3, R4, R5, M1, M2, IS, NC, OC, and C1 <p>Planning Commission</p> <ul style="list-style-type: none"> •should only use this district for the majority of new residential development within the City of Kokomo <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a benefit to the residential component of the development 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, single family •fair housing facility (small) <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •bed and breakfast •fair housing facility (large) •group home <p>Public Facilities</p> <ul style="list-style-type: none"> •community center •public park <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •artificial lake or pond over 500 sq. ft. •home occupation (type 2)

R2 District

3.8 R2 District Development Standards



Minimum Lot Area:

- 10,000 square feet

Minimum Lot Width:

- 80 feet

Maximum Lot Depth:

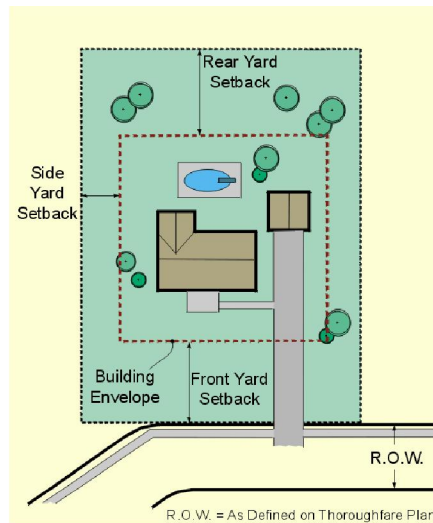
- 3 times the Lot Width

Minimum Lot Frontage:

- 40 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

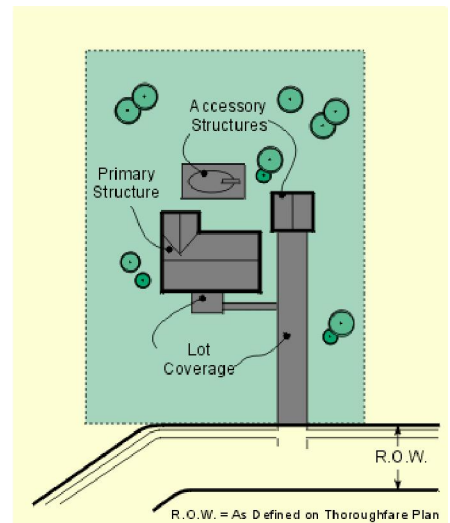
- 30 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- 8 feet per side for the Primary Structure
- 5 feet per side for Accessory Structures

Minimum Rear Yard Setback:

- 20 feet for the Primary Structure
- 3 feet for Accessory Structures

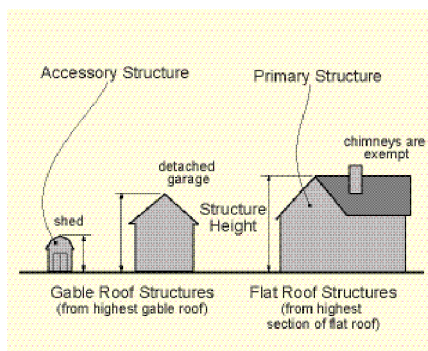


Maximum Lot Coverage:

- Square footage of all Primary and Accessory Structures cannot exceed 40% of the Lot Area

Minimum Main Floor Area:

- 1,400 square feet for one story Primary Structures; or
- 900 square feet for the first floor of the Primary Structure, provided that the total Finished Floor Area is 1,400 square feet or more



Maximum Structure Height:

- 45 feet for the Primary Structure
- 20 feet for Accessory Structures

Additional Development Standards that Apply

Lot (LO) • LO-01 Page 6-3 Setback (SB) • SB-01 Page 6-4 Sewer and Water (SW) • SW-01 Page 6-5 Density and Intensity (DI) • DI-01 Page 6-6 Floor Area (FA) • FA-01 Page 6-7 Height (HT) • HT-01 Page 6-8 Accessory Structure (AS) • AS-01 Page 6-9 Fence and Wall (FW) • FW-01 Page 6-12 Temporary Uses (TU) • TU-01 Page 6-13 • TU-02 Page 6-13	Home Occupation (HO) • HO-01 Page 6-15 • HO-02 Page 6-16 Landscaping (LA) • LA-01 Page 6-18 • LA-02 Page 6-20 • LA-08 Page 6-25 Environmental (EN) • EN-01 Page 6-26 Performance (PF) • PF-01 Page 6-27 Lighting (LT) • LT-01 Page 6-28 Sign (SI) • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-04 Page 6-31 Parking (PK) • PK-01 Page 6-37 • PK-02 Page 6-37	Entrance/Driveway (ED) • ED-01 Page 6-43 Vision Clearance (VC) • VC-01 Page 6-45 Special Exception (SE) • SE-01 Page 6-53 Miscellaneous (MC) • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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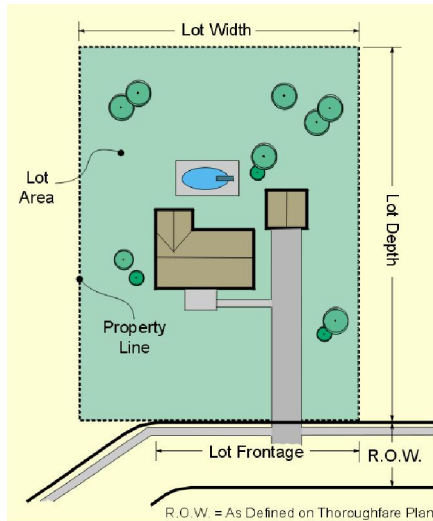
R3 District

3.9 R3 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The R3 (Medium Density Residential) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •single-family detached homes •very limited mixes of residential uses •small to medium sized homes •small to medium sized lots <p>Application of District</p> <ul style="list-style-type: none"> •existing and new development •small to medium area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •promote low-impact development in concert with a natural setting <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •AG, PR, R1, R2, R4, R5, M1, M2, MP, IS, NC, OC, DC, and C1 <p>Planning Commission</p> <ul style="list-style-type: none"> •should use this district for existing developments and carefully for new residential development within the City of Kokomo •recognize that the smaller the lots the higher the quality of design must be <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a benefit to the residential component of the development 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, single family •fair housing facility (small) <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •bed and breakfast •fair housing facility (large) •group home <p>Public Facilities</p> <ul style="list-style-type: none"> •community center •public park <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •artificial lake or pond over 500 sq. ft. •home occupation (type 2)

R3 District

3.10 R3 District Development Standards



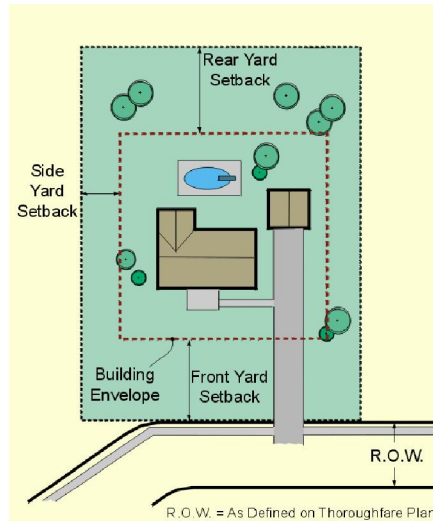
- Minimum Lot Area:**
- 7,200 square feet/dwelling unit

- Minimum Lot Width:**
- 60 feet

- Maximum Lot Depth:**
- 3 times the Lot Width

- Minimum Lot Frontage:**
- 30 feet on a Public Street with vehicular access from said Public Street

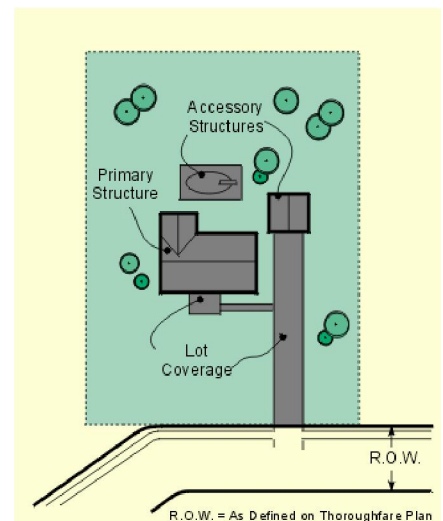
- Sewer and Water:**
- Requires municipal water and sewer hookup



- Minimum Front Yard Setback:**
- 30 feet when adjacent to an Arterial
 - 25 feet when adjacent to a Collector or Local Street

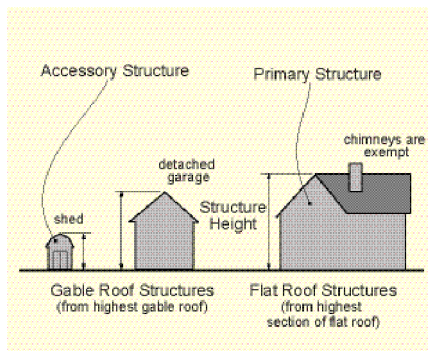
- Minimum Side Yard Setback:**
- 6 feet per side for the Primary Structure
 - 3 feet per side for Accessory Structures

- Minimum Rear Yard Setback:**
- 20 feet for the Primary Structure
 - 3 feet for Accessory Structures



- Maximum Lot Coverage:**
- Square footage of all Primary and Accessory Structures cannot exceed 45% of the Lot Area

- Minimum Main Floor Area:**
- 1,100 square feet for one story Primary Structures; or
 - 800 square feet for the first floor of the Primary Structure, provided that the total Finished Floor Area is 1,100 square feet or more



- Maximum Structure Height:**
- 40 feet for the Primary Structure
 - 20 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-02 Page 6-13 	<p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 6-15 • HO-02 Page 6-16 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-02 Page 6-20 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-04 Page 6-31 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-02 Page 6-37 	<p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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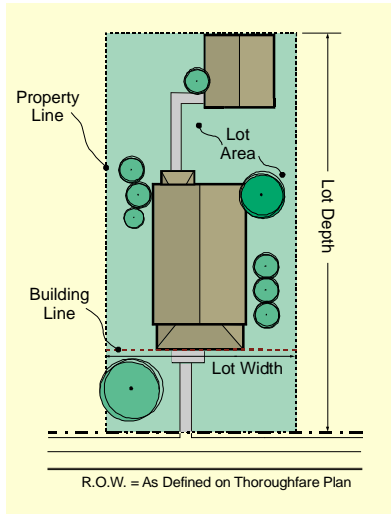
R4 District

3.11 R4 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The R4 (Urban Residential) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •single-family detached homes •small to medium sized homes •very small to small sized lots <p>Application of District</p> <ul style="list-style-type: none"> •existing development only •small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •protect, maintain, and promote the "old residential character" in Kokomo •promote limited-impact development in concert with an urban environment <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •PR, R1, R2, R3, R5, M1, M2, MP, IS, NC, OC, DC and LI <p>Planning Commission</p> <ul style="list-style-type: none"> •should use this district for existing developments and carefully for new residential development within the City of Kokomo •recognize that the smaller the lots the higher the quality of design must be •strongly discourage the splitting of lots and creation of multifamily out of single family residences <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a benefit to the residential component of the development •utilize the surrounding property design features to determine commitments and approvals 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, single family •fair housing facility (small) <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •bed and breakfast •fair housing facility (large) •group home <p>Public Facilities</p> <ul style="list-style-type: none"> •community center •public park <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •home occupation (type 2)

R4 District

3.12 R4 District Development Standards



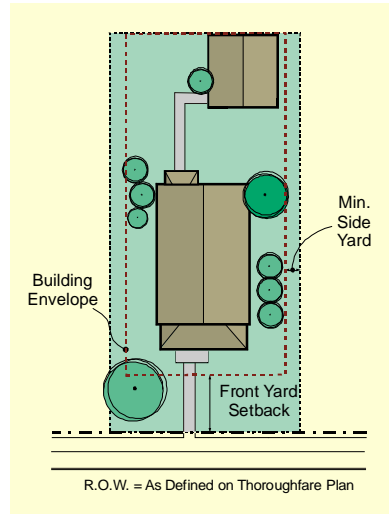
- Minimum Lot Area:**
- 6,000 square feet/dwelling unit

- Minimum Lot Width:**
- 35 feet

- Maximum Lot Depth:**
- 3 times the Lot Width

- Minimum Lot Frontage:**
- 25 feet on a Public Street with vehicular access from said Public Street

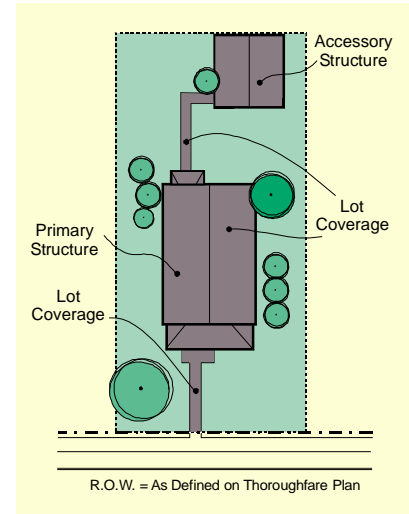
- Sewer and Water:**
- Requires municipal water and sewer hookup



- Minimum Front Yard Setback:**
- 25 feet when adjacent to an Arterial
 - 25 feet when adjacent to a Collector or Local Street

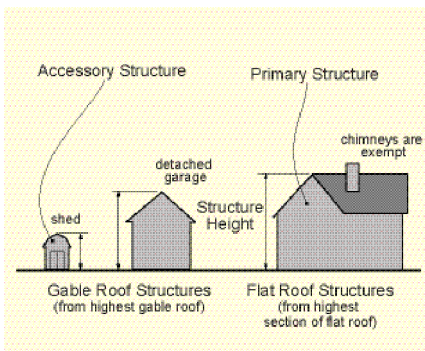
- Minimum Side Yard Setback:**
- 5 feet per side for the Primary Structure
 - 3 feet per side for Accessory Structures

- Minimum Rear Yard Setback:**
- 15 feet for the Primary Structure
 - 3 feet for Accessory Structures



- Maximum Lot Coverage:**
- Square footage of all Primary and Accessory Structures cannot exceed 70% of the Lot Area

- Minimum Main Floor Area:**
- 960 square feet for one story Primary Structures; or
 - 700 square feet for the first floor of the Primary Structure, provided that the total Finished Floor Area is 960 square feet or more



- Maximum Structure Height:**
- 40 feet for the Primary Structure
 - 20 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-02 Page 6-13 	<p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 6-15 • HO-02 Page 6-16 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-02 Page 6-20 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-04 Page 6-31 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-03 Page 6-37 	<p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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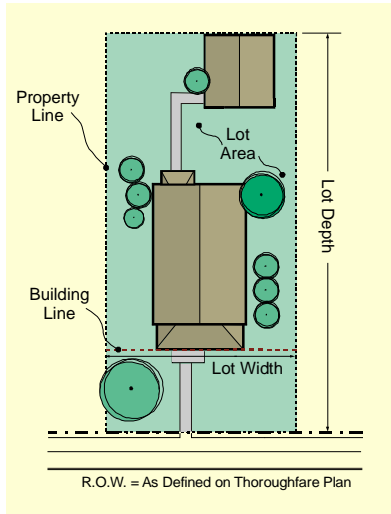
R5 District

3.13 R5 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The R5 (Urban Residential) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •single-family detached homes •limited duplex and triplex homes •small to medium sized homes •very small to small sized lots <p>Application of District</p> <ul style="list-style-type: none"> •existing development only •small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •protect, maintain, and promote the "old residential character" in Kokomo •promote limited-impact development in concert with an urban environment <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •PR, R1, R2, R3, R4, M1, M2, MP, IS, NC, OC, DC, LI and MI <p>Planning Commission</p> <ul style="list-style-type: none"> •should use this district for existing developments and carefully for new residential development within the City of Kokomo •recognize that the smaller the lots the higher the quality of design must be <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a benefit to the residential component of the development •utilize the surrounding property design features to determine commitments and approvals 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, single family •fair housing facility (small) <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •bed and breakfast facility •boarding house •dwelling, multifamily (4-units or less) •fair housing facility (large) •group home <p>Public Facilities</p> <ul style="list-style-type: none"> •community center •public park <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •home occupation (type 2)

R5 District

3.14 R5 District Development Standards



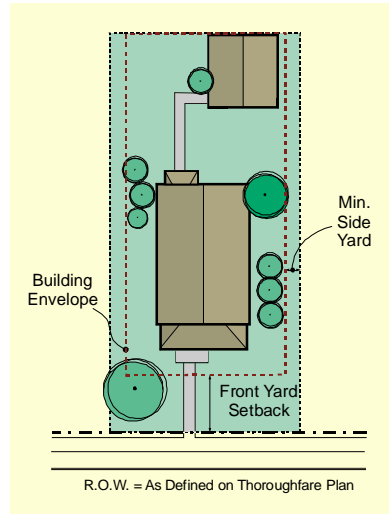
Minimum Lot Area:
• 4,000 square feet/dwelling unit

Minimum Lot Width:
• 30 feet

Maximum Lot Depth:
• 3 times the Lot Width

Minimum Lot Frontage:
• 25 feet on a Public Street with vehicular access from said Public Street

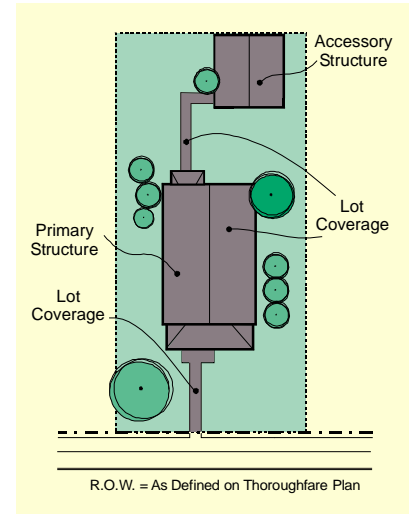
Sewer and Water:
• Requires municipal water and sewer hookup



Minimum Front Yard Setback:
• 25 feet when adjacent to an Arterial
• 15 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:
• 3 feet per side for the Primary Structure
• 3 feet per side for Accessory Structures

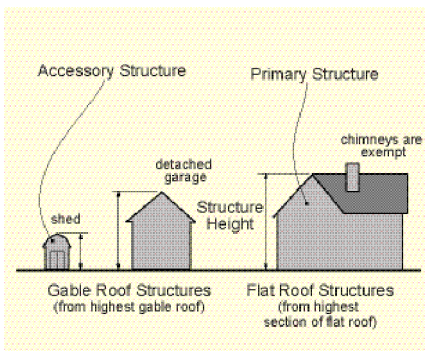
Minimum Rear Yard Setback:
• 10 feet for the Primary Structure
• 3 feet for Accessory Structures



Maximum Lot Coverage:
• Square footage of all Primary and Accessory Structures cannot exceed 75% of the Lot Area

Minimum Main Floor Area:
• 860 square feet for one story Primary Structures; or
• 600 square feet for the first floor of the Primary Structure, provided that the total Finished Floor Area is 860 square feet or more

Minimum Floor Area Per Unit:
• 850 square feet average per dwelling unit in a multiple-unit Primary Structure



Maximum Structure Height:
• 45 feet for the Primary Structure
• 20 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-02 Page 6-9 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-02 Page 6-13 	<p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 6-15 • HO-02 Page 6-16 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-02 Page 6-20 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-04 Page 6-31 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-03 Page 6-37 	<p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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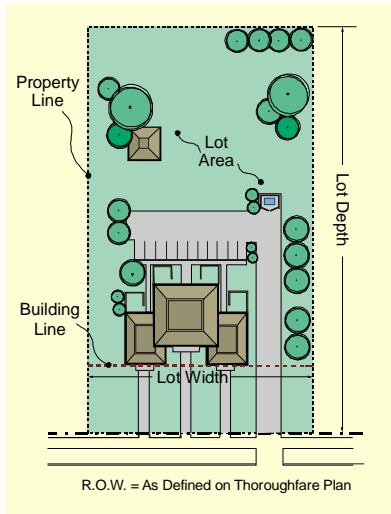
M1 District

3.15 M1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The M1 (Low Density Multifamily Residential) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •small-scale multifamily residential (i.e. duplex, triplex, and quadplex) •limited mixes of residential uses •one primary structure per lot •low density <p>Application of District</p> <ul style="list-style-type: none"> •new and existing development •small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •recognize that multifamily development requires more stringent development standards to protect the quality of life of tenants <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •AG, PR, R1, R2, R3, R4, R5, M2, MP, IS, NC, OC, DC, C1, C2 and LI <p>Planning Commission</p> <ul style="list-style-type: none"> •should use this district for existing developments and carefully for new residential development within the City of Kokomo <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a complement to the residential component of the development 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, multifamily (4-units or less) •fair housing facility (small) <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •assisted living facility •bed and breakfast •boarding house •dwelling, multifamily (5 to 8-units) •dwelling, single-family •fair housing facility (large) •group home •nursing home •retirement community <p>Public Facilities</p> <ul style="list-style-type: none"> •community center •public park <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •home occupation (type 2)

M1 District

3.16 M1 District Development Standards



Minimum Lot Area:

- 10,000 square feet

Minimum Lot Width:

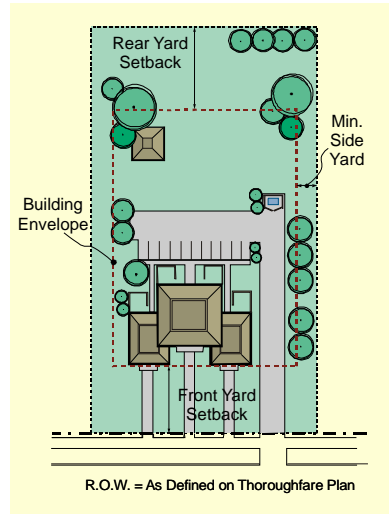
- 70 feet

Minimum Lot Frontage:

- 50 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

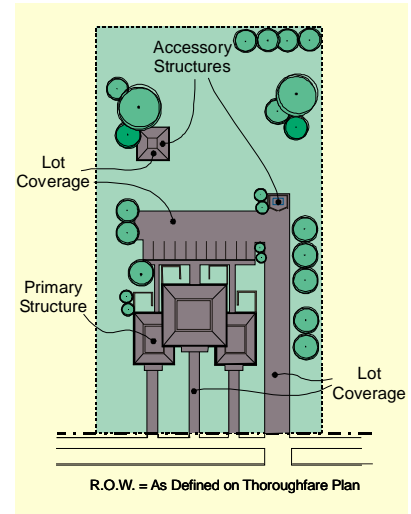
- 25 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- Primary Structure - 10 feet per side plus 5 feet for each story after the second story
- Accessory Structures - 5 feet per side

Minimum Rear Yard Setback:

- Primary Structure - 15 feet
- Accessory Structure - 5 feet



Maximum Lot Coverage:

- Square footage of all Primary and Accessory Structures cannot exceed 65% of the Lot Area

Maximum Density:

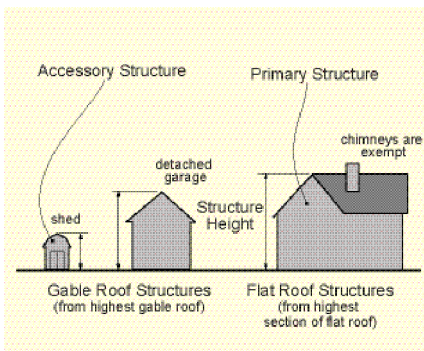
- 8 units per acre

Minimum Main Floor Area:

- 1,100 square feet per Primary Structure for single family or multifamily uses

Minimum Floor Area Per Unit:

- 800 square feet average per dwelling unit in a multiple-unit Primary Structure



Maximum Structure Height:

- 45 feet for the Primary Structure
- 20 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-03 Page 6-10 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-02 Page 6-13 	<p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 6-15 • HO-02 Page 6-16 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-03 Page 6-20 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-05 Page 6-31 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-04 Page 6-37 • PK-07 Page 6-40 	<p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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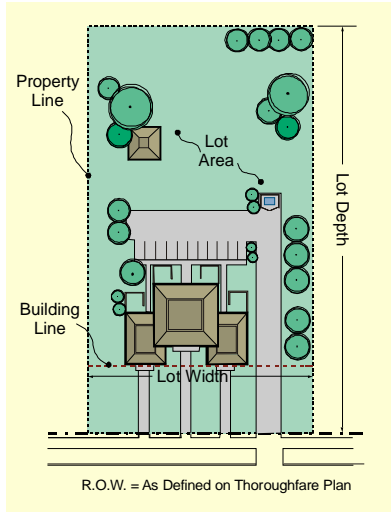
M2 District

3.17 M2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The M2 (Multifamily Residential) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •medium to large scale multifamily residential (i.e. apartment complexes) •limited mixes of residential uses •multiple primary structure per lot •medium to high density <p>Application of District</p> <ul style="list-style-type: none"> •new and existing development •small area zoning or spot zoning <p>Development Standards</p> <ul style="list-style-type: none"> •recognize that multifamily development requires more stringent development standards to protect the quality of life of tenants <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •AG, PR, R2, R3, R4, R5, M1, MP, IS, NC, OC, DC, C1, C2, LI, and MI <p>Planning Commission</p> <ul style="list-style-type: none"> •should use this district for existing developments and carefully for new residential development within the City of Kokomo <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a complement to the residential component of the development 	<p>Residential</p> <ul style="list-style-type: none"> •assisted living facility •assisted living home •dwelling, multifamily (2-4 units) •dwelling, multifamily (5-8 units) •dwelling, multifamily (9-16 units) •fair housing facility (small) •nursing home •retirement community <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •bed and breakfast •boarding house •dwelling, multifamily (4-units or less) •dwelling, multifamily (17-units or more) •fair housing facility (large) •group home <p>Public Facilities</p> <ul style="list-style-type: none"> •church, temple or mosque •community center •public park <p>Institutional</p> <ul style="list-style-type: none"> •child care institution/orphanage •public recreation center <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •home occupation (type 2)

M2 District

3.18 M2 District Development Standards



Minimum Lot Area:

- 25,000 square feet

Minimum Lot Width:

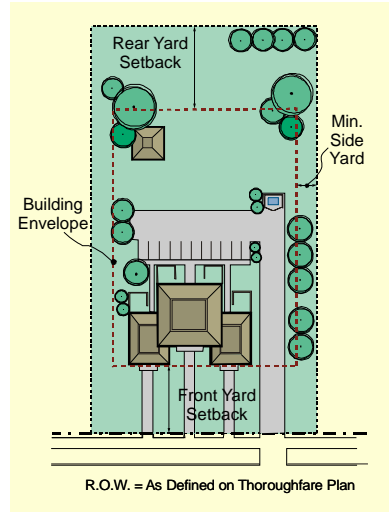
- 100 feet

Minimum Lot Frontage:

- 50 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

- 25 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

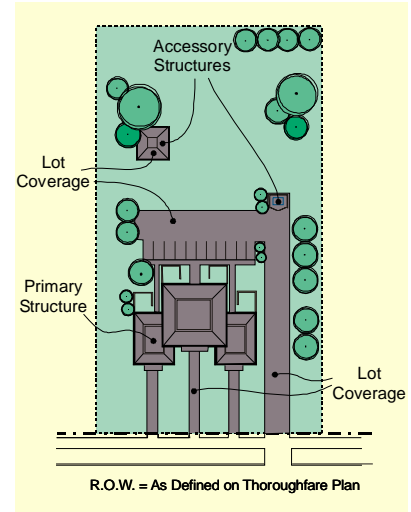
- Primary Structure - 10 feet per side plus 5 feet for each story after the second story
- Accessory Structures - 5 feet per side

Minimum Rear Yard Setback:

- Primary Structure - 25 feet
- Accessory Structure - 5 feet

Minimum Primary Buildings Separation

- 1.5 times the required side yard setback



Maximum Lot Coverage:

- Square footage of all Primary and Accessory Structures cannot exceed 70% of the Lot Area

Maximum Density:

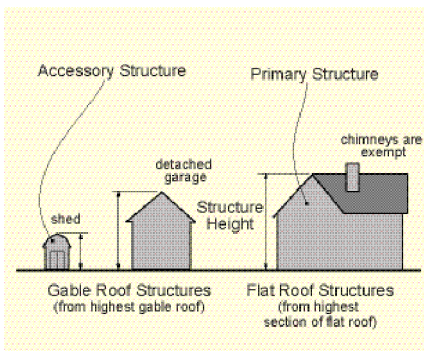
- 24 units per acre

Minimum Main Floor Area:

- 1,300 square feet per Primary Structure for single family or multifamily uses

Minimum Floor Area Per Unit:

- 800 square feet average per dwelling unit in a multiple-unit Primary Structure



Maximum Structure Height:

- 65 feet for the Primary Structure
- 20 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-03 Page 6-10 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-02 Page 6-13 	<p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 6-15 • HO-02 Page 6-16 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-03 Page 6-20 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-05 Page 6-31 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-04 Page 6-37 • PK-07 Page 6-40 	<p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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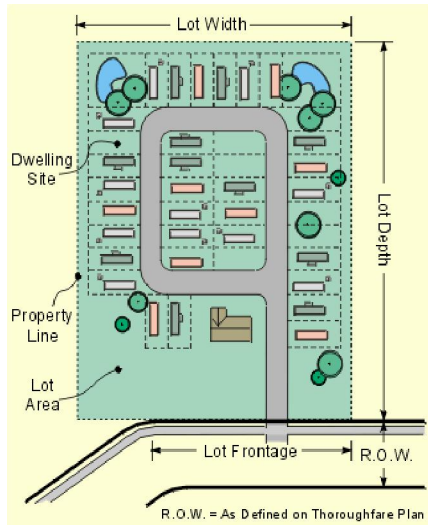
MP District

3.19 MP District Intent, Permitted Uses, and Special Exception Uses

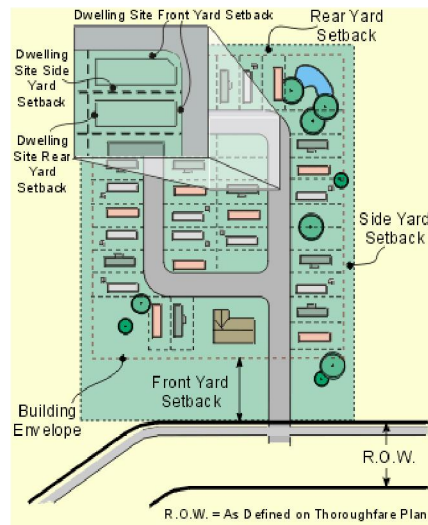
District Intent	Permitted Uses	Special Exception Uses
<p>The MP (Manufactured Home Park) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •lease-lot housing (typically mobile or manufactured homes) •multiple primary structures per lot <p>Application of District</p> <ul style="list-style-type: none"> •new and existing development •small area or spot zoning <p>Development Standards</p> <ul style="list-style-type: none"> •recognize that lease lot development requires more stringent development standards to protect the quality of life of lease holders •shall be in accordance with IC 16-11-27-1 et.seq., Rule 410, IAC 6-6 and their subsequent amendments <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •AG, PR, R3, R4, R5, M1, M2, IS, NC, C1, C2 and LI <p>Planning Commission</p> <ul style="list-style-type: none"> •should use this district for existing developments and carefully for new residential development within the City of Kokomo <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a benefit to the residential component of the development 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, mobile home •fair housing facility (small) •manufactured home park <p>Accessory Use</p> <ul style="list-style-type: none"> •child day-care home •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, single family <p>Public Facilities</p> <ul style="list-style-type: none"> •community center •public park <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •home occupation (type 2)

MP District

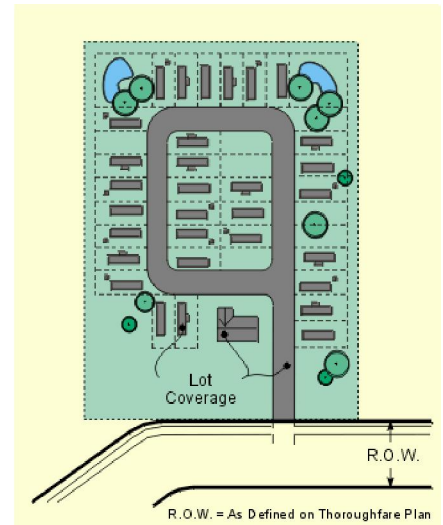
3.20 MP District Development Standards



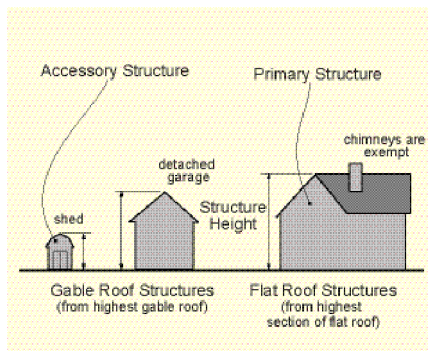
- Minimum Lot Area:**
 - 3 acres (130,680 square feet)
- Minimum Lot Width:**
 - 250 feet
- Minimum Dwelling Site Size:**
 - 3,000 square feet
- Minimum Dwelling Site Width:**
 - 30 feet
- Minimum Lot Frontage:**
 - 70 feet on a Public Street with access from said Public Street
- Sewer and Water:**
 - Requires municipal water and sewer hookup



- Minimum Front Yard Setback:**
 - 40 feet from any street
- Minimum Side Yard Setback:**
 - 20 feet for the Primary and Accessory Structures
- Minimum Rear Yard Setback:**
 - 20 feet for the Primary and Accessory Structures
- Minimum Dwelling Site Front Yard Setback:**
 - 10 feet from edge of pavement of interior roads
- Minimum Dwelling Site Side Yard Setback:**
 - 5 feet for the Primary Structures
 - 2 feet for Accessory Structures



- Minimum Dwelling Site Rear Yard Setback:**
 - 5 feet for the Primary Structures
 - 3 feet for Accessory Structures
- Maximum Lot Coverage:**
 - Square footage of all Primary and Accessory Structures cannot exceed 65% of the Lot Area
- Minimum Main Floor Area per Unit:**
 - 700 square feet per Primary Structure on a Dwelling Site



- Maximum Structure Height:**
 - 35 feet for the Primary Structure
 - 20 feet for Accessory Structures

Additional Development Standards that Apply

Lot (LO) • LO-01 Page 6-3 Setback (SB) • SB-01 Page 6-4 Sewer and Water (SW) • SW-01 Page 6-5 Density and Intensity (DI) • DI-01 Page 6-6 Floor Area (FA) • FA-01 Page 6-7 Height (HT) • HT-01 Page 6-8 Accessory Structure (AS) • AS-01 Page 6-9 • AS-04 Page 6-10 Fence and Wall (FW) • FW-01 Page 6-12 Temporary Uses (TU) • TU-01 Page 6-13	Home Occupation (HO) • HO-01 Page 6-15 Landscaping (LA) • LA-01 Page 6-18 • LA-04 Page 6-20 • LA-07 Page 6-23 • LA-08 Page 6-25 Environmental (EN) • EN-01 Page 6-26 Performance (PF) • PF-01 Page 6-27 Lighting (LT) • LT-01 Page 6-28 Sign (SI) • SI-01 Page 6-29 • SI-02 Page 6-30 • SI-05 Page 6-31 Parking (PK) • PK-01 Page 6-37 • PK-05 Page 6-38	Entrance/Driveway (ED) • ED-01 Page 6-43 • ED-02 Page 6-44 Vision Clearance (VC) • VC-01 Page 6-45 Special Exception (SE) • SE-01 Page 6-53 Miscellaneous (MC) • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55 • MC-06 Page 6-55
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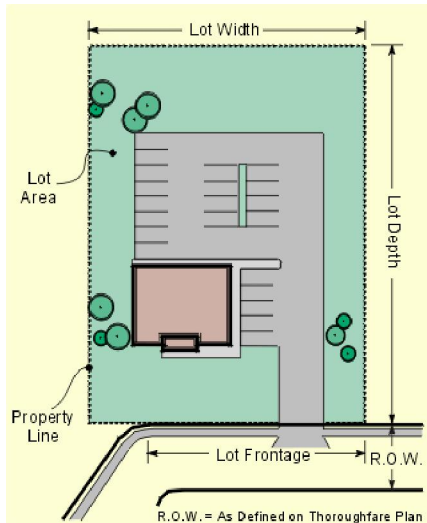
NC District

3.21 NC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The NC (Neighborhood Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> •small scale commercial uses that provide products and services primarily to the adjacent neighborhoods •very low impact in a neighborhood area <p>Application of District</p> <ul style="list-style-type: none"> •new and existing development •buffer district or transitional district •very limited small areas •spot zoning <p>Development Standards</p> <ul style="list-style-type: none"> •recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties and to assure residential-scale and character <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •PR, R1, R2, R3, R4, R5, M1, M2, MP, IS, OC, DC, and C1 <p>Planning Commission</p> <ul style="list-style-type: none"> •rezone property for NC only after determining that the proposed use is appropriate for the surrounding area •receive written land use and development standard commitments prior to rezoning <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •allow a special exception use only when it clearly is a benefit to the surrounding areas and when traffic generation will not reduce quality of life for nearby residential areas 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, single family (upper stories) •dwelling, multifamily (upper stories) <p>Business: General Business</p> <ul style="list-style-type: none"> •bank machine/ATM •barber/beauty shop •child day-care center •coffee shop •coin laundry •delicatessen •dry cleaning service •fitness center/gym •ice cream shop •sexually oriented business, accessory •video/dvd store <p>Business: Retail</p> <ul style="list-style-type: none"> •very low intensity retail •low intensity retail <p>Accessory Use</p> <ul style="list-style-type: none"> •home occupation (type 1) 	<p>Residential</p> <ul style="list-style-type: none"> •dwelling, multifamily (4-units or less) <p>Public Facilities</p> <ul style="list-style-type: none"> •church, temple or mosque •community center •library •public park <p>Institutional</p> <ul style="list-style-type: none"> •government office •post office •public recreation center •recycling collection point <p>Business: General Business</p> <ul style="list-style-type: none"> •drive-through ATM •gas station •restaurant <p>Business: Office/Professional</p> <ul style="list-style-type: none"> •business/financial service office <p>Communication/Utility</p> <ul style="list-style-type: none"> •above ground utility facility <p>General</p> <ul style="list-style-type: none"> •offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> •home occupation (type 2)

NC District

3.22 NC District Development Standards



Minimum Lot Area:

- 6,000 square feet

Maximum Lot Area:

- 30,000 square feet

Minimum Lot Width:

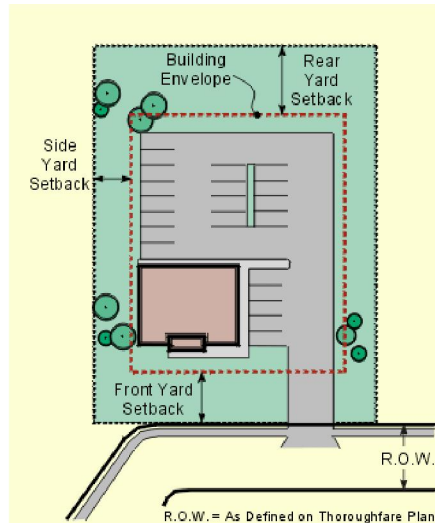
- 55 feet

Minimum Lot Frontage:

- 45 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

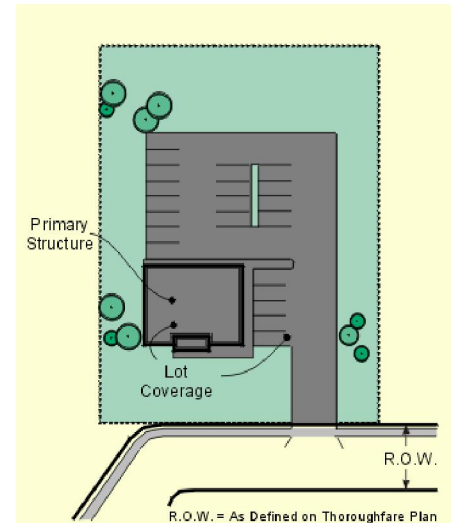
- 25 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- Primary Structure - 10 feet per side plus 5 feet for each story after the second story
- Accessory Structures - 3 feet per side

Minimum Rear Yard Setback:

- Primary Structure - 20 feet
- Accessory Structure - 3 feet



Maximum Lot Coverage:

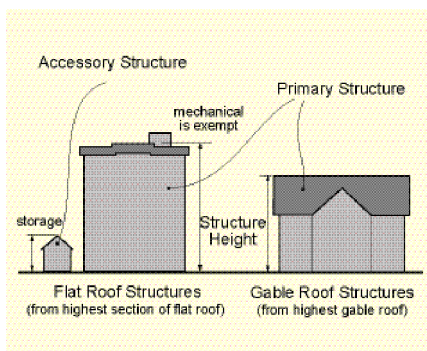
- Square footage of all primary and accessory structures, and impervious surface cannot exceed 65% of the Lot Area

Minimum Main Floor Area:

- 300 square feet for Primary Structures

Maximum Main Floor Area:

- 6,000 square feet for Primary and Accessory Structures combined



Maximum Structure Height:

- 40 feet for the Primary Structure
- 15 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-05 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-03 Page 6-14 	<p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 6-15 • HO-02 Page 6-16 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-07 Page 6-32 	<p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 <p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Sexually Oriented Standards (SX)</p> <ul style="list-style-type: none"> • SX-01 Page 6-51 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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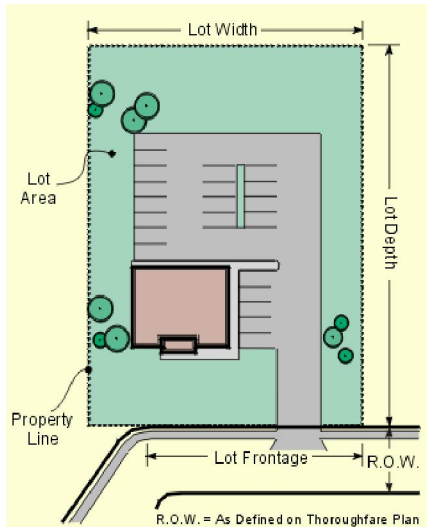
IS District

3.23 IS District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The IS (Institutional Use) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • institutionally owned lands, including state, county, and town facilities • public facilities • limited quasi-public uses • multiple primary structure per lot <p>Application of District</p> <ul style="list-style-type: none"> • existing development • new development upon demand (no "greenfield" zoning) • buffer district or transitional district • spot zoning • upon petition <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to improve public accessibility and use of the property while minimizing impacts on surrounding properties <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, R1, R2, R3, R4, R5, M1, M2, MP, NC, OC, DC, C1, C2, LI, MI, and HI <p>Planning Commission</p> <ul style="list-style-type: none"> • rezone property for IS only after commitments have been made to develop an institutional use, and after determining that the proposed use is very appropriate for the area <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas and when traffic generation will not reduce quality of life for nearby residential areas 	<p>Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque • community center • library • school (P-12) <p>Institutional</p> <ul style="list-style-type: none"> • bus station • government office • government operations (non-office) • hospital • museum • police, fire or rescue station • post office • public parking lot 	<p>Residential</p> <ul style="list-style-type: none"> • child care institution • nursing home • facility for developmentally disabled • facility for mentally ill • fair housing facility (large) <p>Institutional</p> <ul style="list-style-type: none"> • cemetery • child care institution/orphanage • drug/alcohol rehabilitation clinic • facility for developmentally disabled • facility for mentally ill • jail • juvenile detention center • light rail station • prison (minimum security) • prison (maximum security) • recycling collection point • trade or business school • university or college <p>Communication/Utility</p> <ul style="list-style-type: none"> • above ground utility facility • wireless telecommunication facility <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

IS District

3.24 IS District Development Standards



Minimum Lot Area:

- 6,000 square feet

Minimum Lot Width:

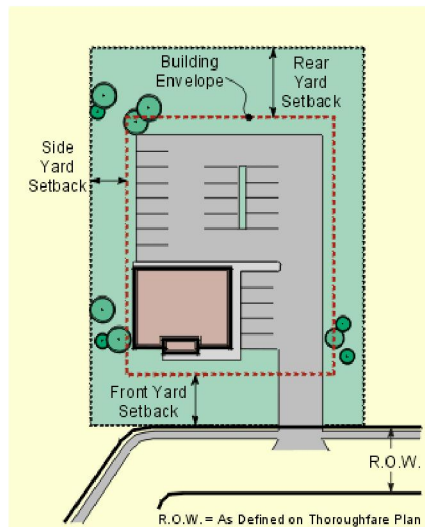
- 60 feet

Minimum Lot Frontage:

- 40 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

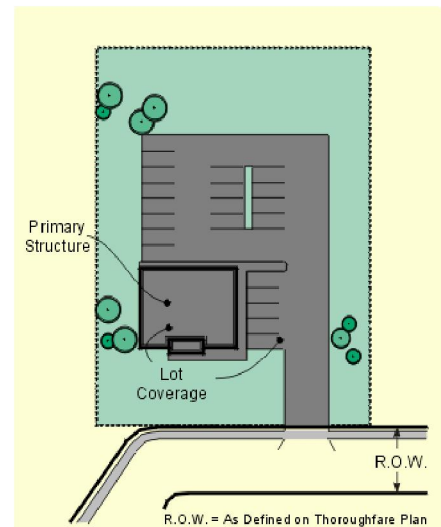
- 35 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Road

Minimum Side Yard Setback:

- Primary Structure - 10 feet per side plus 5 feet for each story after the second story
- Accessory Structures - 5 feet per side

Minimum Rear Yard Setback:

- Primary Structure - 20 feet
- Accessory Structure - 5 feet

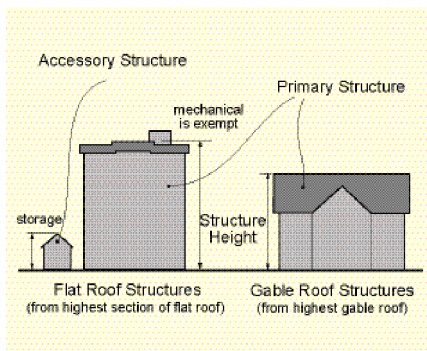


Maximum Lot Coverage:

- Square footage of all primary and accessory structures, and impervious surface cannot exceed 70% of the Lot Area

Minimum Main Floor Area:

- 900 square feet for Primary Structures



Maximum Structure Height:

- 55 feet for the Primary Structure
- 25 feet for Accessory Structures

Additional Development Standards that Apply

Lot (LO)	
• LO-01	Page 6-3
Setback (SB)	
• SB-01	Page 6-4
Sewer and Water (SW)	
• SW-01	Page 6-5
Density and Intensity (DI)	
• DI-01	Page 6-6
Floor Area (FA)	
• FA-01	Page 6-7
Height (HT)	
• HT-01	Page 6-8
Accessory Structure (AS)	
• AS-01	Page 6-9
• AS-06	Page 6-11
Fence and Wall (FW)	
• FW-02	Page 6-12
Temporary Uses (TU)	
• TU-01	Page 6-13
• TU-03	Page 6-14

Landscaping (LA)	
• LA-01	Page 6-18
• LA-05	Page 6-21
• LA-07	Page 6-23
• LA-08	Page 6-25
Environmental (EN)	
• EN-01	Page 6-26
Performance (PF)	
• PF-01	Page 6-27
Lighting (LT)	
• LT-01	Page 6-28
Sign (SI)	
• SI-01	Page 6-29
• SI-03	Page 6-30
• SI-07	Page 6-32
Parking (PK)	
• PK-01	Page 6-37
• PK-06	Page 6-38
• PK-07	Page 6-40

Loading (LD)	
• LO-01	Page 6-42
Entrance/Driveway (ED)	
• ED-01	Page 6-43
Vision Clearance (VC)	
• VC-01	Page 6-45
Telecommunications Facility (TC)	
• TC-01	Page 6-46
Special Exception (SE)	
• SE-01	Page 6-53
Miscellaneous (MC)	
• MC-01	Page 6-54
• MC-02	Page 6-54
• MC-03	Page 6-54
• MC-04	Page 6-55

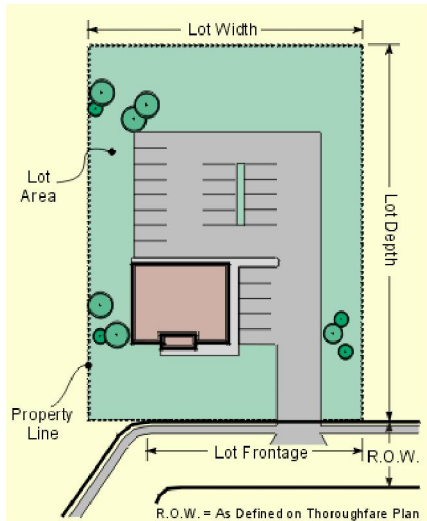
OC District

3.25 OC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The OC (Office Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • low impact office uses • limited complementary business uses • stand alone office buildings • small clusters of office buildings • multiple primary structure per lot <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development • buffer district or transitional district • small area zoning • spot zoning <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties and to assure residential-scale and character <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, R2, R3, R4, R5, M1, M2, IS, NC, DC, C1, C2, and LI <p>Planning Commission</p> <ul style="list-style-type: none"> • rezone property for OC only after determining that the proposed use is appropriate for the surrounding area <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas and when traffic generation will not reduce quality of life for nearby residential areas 	<p>Institutional</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Business: General Business</p> <ul style="list-style-type: none"> • copy center <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • business/financial services office • design/planning office • general services office • medical office <p>Business: Retail (6,000 square feet or less per operation)</p> <ul style="list-style-type: none"> • gift shop • news dealer • bakery • book store • convenience store • drug store 	<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single-family (upper floors) • dwelling, multifamily (upper floors) <p>Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque • community center • library <p>Institutional</p> <ul style="list-style-type: none"> • drug or alcohol rehabilitation clinic • post office <p>Business: General Business</p> <ul style="list-style-type: none"> • barber/beauty shop • child day-care center • dry cleaning service • fitness center/gym • health spa • restaurant <p>Communication/Utility</p> <ul style="list-style-type: none"> • above ground utility facility • wireless telecommunication facility <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

OC District

3.26 OC District Development Standards



Minimum Lot Area:

- 7,000 square feet

Minimum Lot Width:

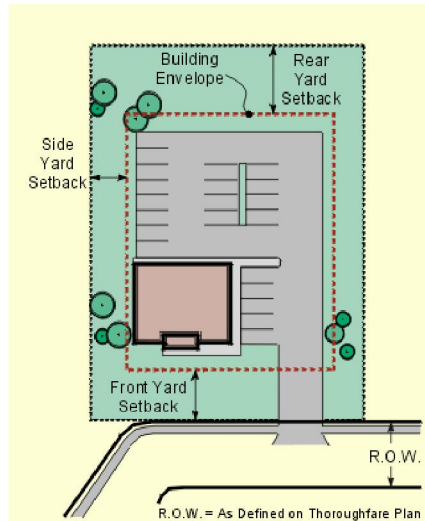
- 70 feet

Minimum Lot Frontage:

- 50 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

- 30 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

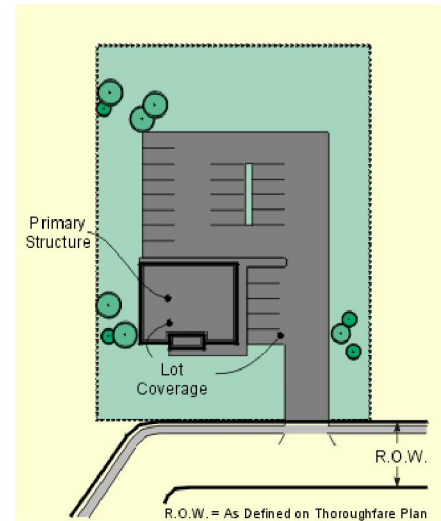
- Primary Structure - 10 feet per side plus 5 feet for each story after the second story
- Accessory Structures - 5 feet per side

Minimum Rear Yard Setback:

- Primary Structure - 20 feet
- Accessory Structure - 5 feet

Minimum Primary Buildings Separation

- 1.5 times the required side yard setback

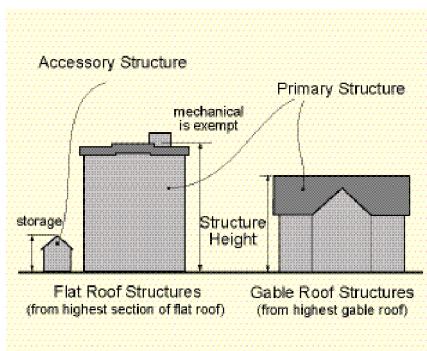


Maximum Lot Coverage:

- Square footage of all primary and accessory structures, and impervious surface cannot exceed 65% of the Lot Area

Minimum Main Floor Area:

- 1,000 square feet for Primary Structures



Maximum Structure Height:

- 55 feet for the Primary Structure
- 15 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-06 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-03 Page 6-14 	<p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-07 Page 6-32 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 	<p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Telecommunications Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 6-46 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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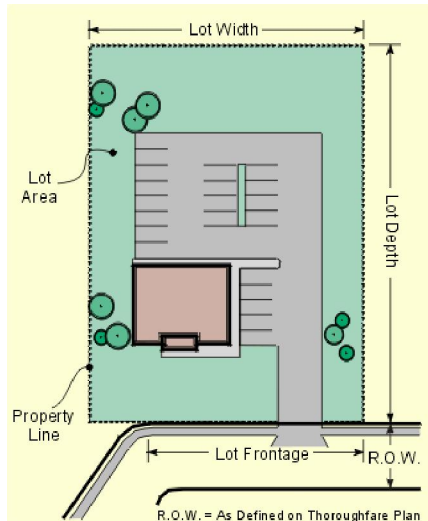
DC District

3.27 DC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The DC (Downtown Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • traditional downtown uses • mixed uses that promote a strong pedestrian oriented downtown • limited institutional and service oriented businesses • disallow residential on first floors <p>Application of District</p> <ul style="list-style-type: none"> • existing downtown area • downtown-like buildings scattered throughout the city <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to assure that future development and modifications will reflect the existing character of the downtown • reduce parking requirements due to limited lot sizes <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, R2, R3, R4, R5, M1, M2, IS, NC, OC, C1, and C2 <p>Planning Commission</p> <ul style="list-style-type: none"> • maintain zoning ordinance language that promotes a healthy downtown and encourages two story downtown structures built to the front property line <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the downtown area • allow traffic generation 	<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single-family (upper floors) • dwelling, multifamily (upper floors) <p>Public Facilities</p> <ul style="list-style-type: none"> • library <p>Business: General Business</p> <ul style="list-style-type: none"> • bank machine/ATM • copy center • delicatessen • dry-cleaning service • farmers market • fitness center/gym • funeral home or mortuary • health spa • hotel/motel • ice cream shop • news stand • photographic studio • restaurant • sexually oriented business, accessory • shoe repair • sign shop • tailor/pressing shop • tanning salon • video/dvd store <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • business/financial services office • design/planning office • general services office • medical office <p>Business: Retail</p> <ul style="list-style-type: none"> • very low intensity retail • low intensity retail • medium intensity retail <p>Institutional</p> <ul style="list-style-type: none"> • government office • police, fire or rescue station • post office • public parking lot • recreation center <p>Accessory Use</p> <ul style="list-style-type: none"> • home occupation (type 1) • outdoor seating • walk-up window services 	<p>Residential</p> <ul style="list-style-type: none"> • bed and breakfast facility <p>Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque • community center • public park <p>Business: General Business</p> <ul style="list-style-type: none"> • auto oriented facility (low intensity) • bar/tavern • billiard/arcade room • dance/aerobics/gymnastics studio • dance/night club • karate studio • lodge or private club • movie theater • tatoo/piercing parlor <p>Communication/Utility</p> <ul style="list-style-type: none"> • above ground utility facility <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship <p>Accessory Use</p> <ul style="list-style-type: none"> • home occupation (type 2)

DC District

3.28 DC District Development Standards



Minimum Lot Area:

- 2,000 square feet

Minimum Lot Width:

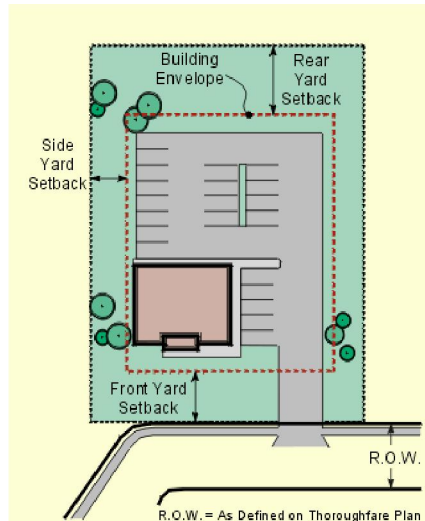
- 25 feet

Minimum Lot Frontage:

- 25 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water or sewer hookup



Minimum Front Yard Setback:

- 0 feet for Primary Structures
- 20 feet for Accessory Structures

Maximum Front Yard Setback:

- 10 feet for Primary Structures

Minimum Side Yard Setback:

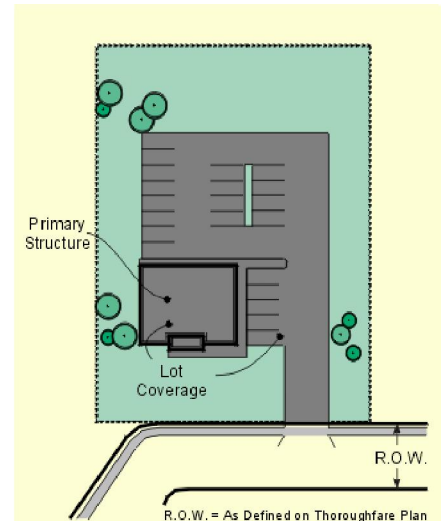
- 0 feet for Primary Structures
- 5 feet for Accessory Structures

Maximum Side Yard Setback:

- 0 feet for Primary Structures
- 5 feet for Accessory Structures

Minimum Rear Yard Setback:

- 0 feet for the Primary Structure
- 5 feet for Accessory Structures



Minimum Lot Coverage:

- Square footage of all Primary and accessory structures, and impervious surfaces combined cannot be less than 75% of the Lot Area

Maximum Density:

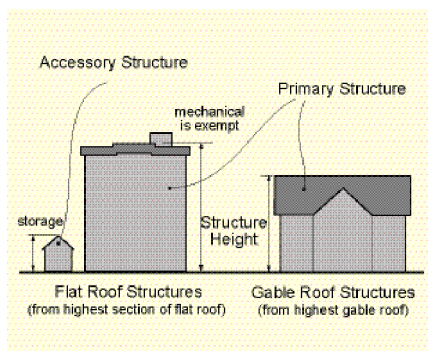
- 8 units per acre

Minimum Main Floor Area:

- 1,000 square feet for Primary Structures

Minimum Floor Area Per Unit:

- 850 square feet average per residential dwelling unit in a Primary Structure



Maximum Structure Height:

- 85 feet for the Primary Structure
- 20 feet for Accessory Structures

Additional Development Standards that Apply

Lot (LO) • LO-01 Page 6-3 Setback (SB) • SB-01 Page 6-4 Sewer and Water (SW) • SW-01 Page 6-5 Density and Intensity (DI) • DI-01 Page 6-6 Floor Area (FA) • FA-01 Page 6-7 Height (HT) • HT-01 Page 6-8 Accessory Structure (AS) • AS-01 Page 6-9 • AS-05 Page 6-11 Temporary Uses (TU) • TU-01 Page 6-13 • TU-03 Page 6-14	Home Occupation (HO) • HO-01 Page 6-15 • HO-02 Page 6-16 Landscaping (LA) • LA-01 Page 6-18 • LA-06 Page 6-22 Environmental (EN) • EN-01 Page 6-26 Performance (PF) • PF-01 Page 6-27 Lighting (LT) • LT-01 Page 6-28 Sign (SI) • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-07 Page 6-32 Parking (PK) • PK-01 Page 6-37 • PK-07 Page 6-40 • PK-08 Page 6-41	Loading (LD) • LD-01 Page 6-42 Entrance/Driveway (ED) • ED-01 Page 6-43 Vision Clearance (VC) • VC-01 Page 6-45 Sexually Oriented Standards (SX) • SX-01 Page 6-51 Special Exception (SE) • SE-01 Page 6-53 Miscellaneous (MC) • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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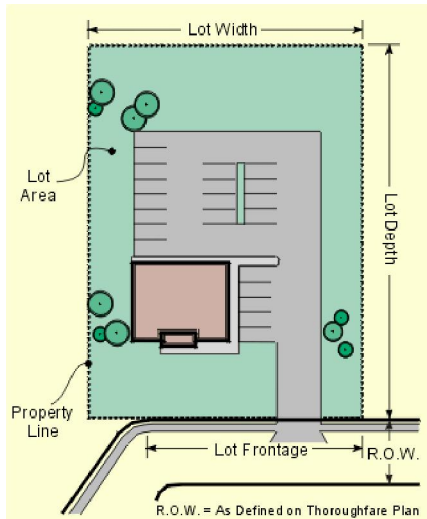
C1 District

3.29 C1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The C1 (Small to Medium Scale General Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • low to moderate impact uses • wide variety of retail, commercial, service, eating, and entertainment establishments • stand alone buildings and small strip centers <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, R2, R3, R4, R5, M1, M2, MP, IS, NC, OC, DC, and C2 <p>Planning Commission</p> <ul style="list-style-type: none"> • zone property for C1 only after determining that the site is appropriate for any of the possible uses allowed in this district • Require written acknowledgment of the maximum main floor area requirement <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas • be very sensitive to the potential for light pollution, and pedestrian and vehicular safety 	<p>Business: General Business</p> <ul style="list-style-type: none"> • adult day-care • auto oriented business (low intensity) • bank machine/ATM • bar/tavern • barber/beauty shop • billiard/arcade room • bowling alley • car rental • cellular phone/communication shop • child day-care center • coffee shop • coin laundry • commercial batting cages • copy center • country club • dance/aerobics/gymnastics studio • dance/night club • delicatessen • dry-cleaning service • emergency medical clinic • farmers market • fingernail salon • fitness center/gym • funeral home or mortuary • health spa • ice cream shop • karate studio • lodge or private club • news stand • party/event rental • pet grooming • photographic studio • play center • restaurant • sexually oriented business, accessory • shoe repair • sign shop • skate park • sport fields • tailor/pressing shop • tanning salon • video/dvd store <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • business/financial services office • design/planning office • general services office • medical office <p>Business: Retail</p> <ul style="list-style-type: none"> • very low intensity retail • low intensity retail • medium intensity retail 	<p>Business: General Business</p> <ul style="list-style-type: none"> • auto oriented business (high intensity) • banquet hall • commercial training facility or school • driving range • hotel/motel • kennel (commercial) • miniature golf • movie theater • outdoor service facility • print shop • skating rink • tattoo/piercing parlor <p>Business: Retail</p> <ul style="list-style-type: none"> • high intensity retail <p>Communication/Utility</p> <ul style="list-style-type: none"> • above ground utility facility • wireless telecommunication facility <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

C1 District

3.30 C1 District Development Standards



Minimum Lot Area:

- 10,000 square feet

Minimum Lot Width:

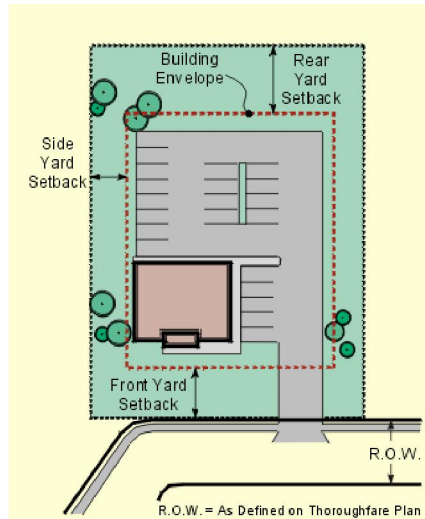
- 65 feet

Minimum Lot Frontage:

- 50 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water or sewer hookup



Minimum Front Yard Setback:

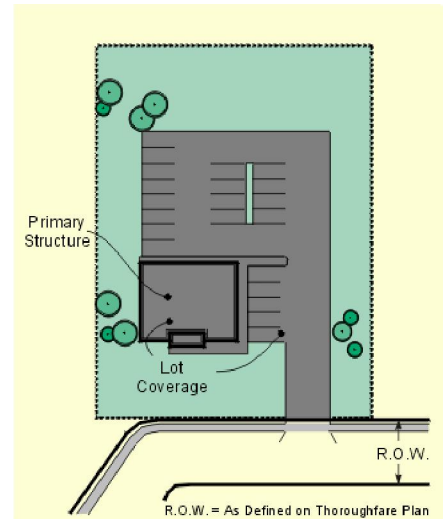
- 25 feet when adjacent to an Arterial
- 15 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- Primary Structure - 10 feet per side plus 5 feet for each story after the second story
- Accessory Structures - 5 feet per side

Minimum Rear Yard Setback:

- Primary Structure - 20 feet
- Accessory Structure - 5 feet



Maximum Lot Coverage:

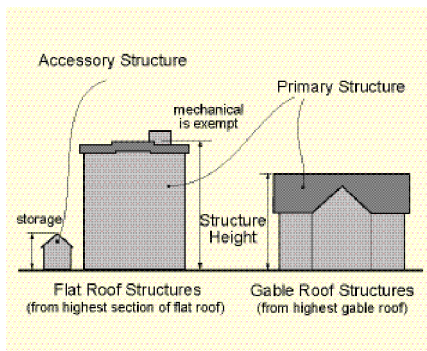
- Square feet of all primary and accessory structures, and impervious surface cannot exceed 65% of the Lot Area

Minimum Main Floor Area:

- 300 square feet for Primary Structures

Maximum Main Floor Area:

- 25,000 square feet for Primary and Accessory Structures associated with retail uses



Maximum Structure Height:

- 40 feet for the Primary Structure
- 15 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-06 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-03 Page 6-14 	<p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-08 Page 6-33 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 	<p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Telecommunications Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 6-46 <p>Corridor Enhancement (CE)</p> <ul style="list-style-type: none"> • LO-01 Page 6-49 <p>Sexually Oriented Standards (SX)</p> <ul style="list-style-type: none"> • SX-01 Page 6-51 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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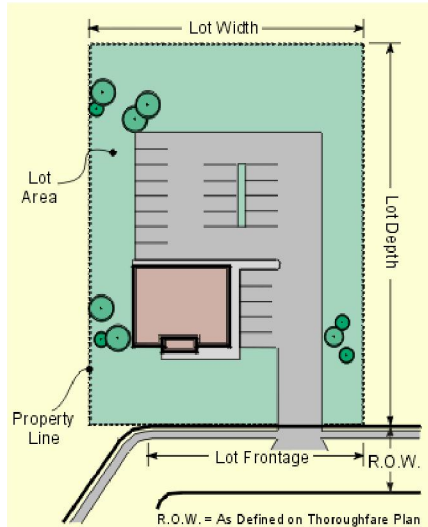
C2 District

3.31 C2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The C2 (Medium to Large Scale General Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • moderate to high impact uses • wide variety of retail, commercial, service, eating, and entertainment establishments • stand alone buildings, strip centers and malls <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality • assure that there are no negative affects on the natural environment <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, M1, M2, MP, IS, OC, DC, C1, and LI <p>Planning Commission</p> <ul style="list-style-type: none"> • zone property for C2 only after determining that the site is appropriate for any of the possible uses allowed in this district • be very sensitive to environmental protection <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas • be very sensitive to the potential for light pollution, excessive parking lots, oversized signs, aesthetics, and pedestrian and vehicular safety 	<p>Business: General Business</p> <ul style="list-style-type: none"> • auto oriented business (low intensity) • auto oriented business (high intensity) • bank machine/ATM • banquet hall • bar/tavern • barber/beauty shop • billiard/arcade room • bowling alley • car rental • cellular phone/communication shop • coin laundry • copy center • country club • dance/aerobics/gymnastics studio • dance/night club • driving range • dry-cleaning service • emergency medical clinic • fingernail salon • fitness center/gym • funeral home or mortuary • health spa • hotel/motel • karate studio • kennel (commercial) • lodge or private club • miniature golf • movie theater • news stand • party/event rental • pet grooming • play center • print shop • restaurant • sexually oriented business, accessory • sexually oriented business, retail • sexually oriented business, entertainment • shoe repair • sign shop • skate park/skating rink • tailor/pressing shop • tanning salon • video/dvd store <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • business/financial services office • design/planning office • general services office • medical office <p>Business: Retail</p> <ul style="list-style-type: none"> • very low intensity retail • low intensity retail • medium intensity retail • high intensity retail 	<p>Business: General Business</p> <ul style="list-style-type: none"> • commercial training facility or school • equipment rental • publishing company • sport field • storage facility <p>Business: Retail</p> <ul style="list-style-type: none"> • very high intensity retail • special handling retail <p>Communication/Utilities</p> <ul style="list-style-type: none"> • above-ground utility facility • radio/TV station • wireless telecommunications facility <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

C2 District

3.32 C2 District Development Standards



Minimum Lot Area:

- 20,000 square feet

Minimum Lot Width:

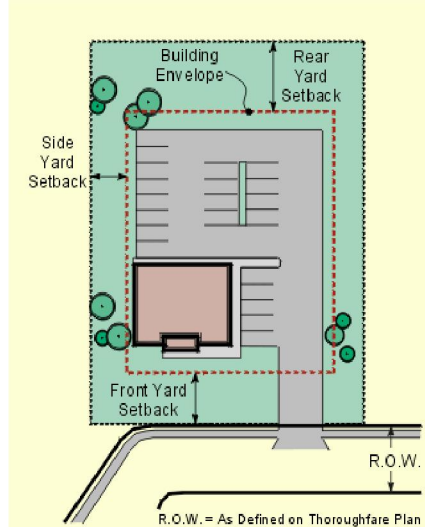
- 100 feet

Minimum Lot Frontage:

- 80 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water or sewer hookup



Minimum Front Yard Setback:

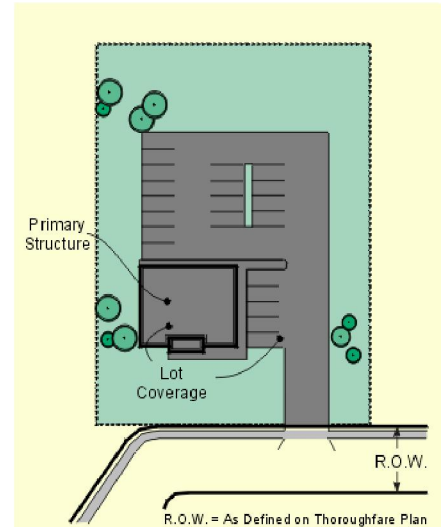
- 30 feet when adjacent to an Arterial
- 25 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- Primary Structure - 10 feet per side plus 5 feet for each story after the second story
- Accessory Structures - 5 feet per side

Minimum Rear Yard Setback:

- Primary Structure - 20 feet
- Accessory Structure - 5 feet

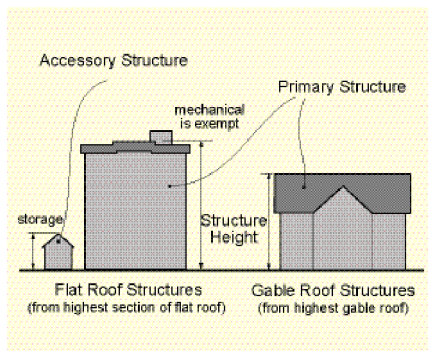


Maximum Lot Coverage:

- square feet of all primary and accessory structures, and impervious surfaces cannot exceed 70% of the Lot Area

Minimum Main Floor Area:

- 600 square feet for Primary Structures



Maximum Structure Height:

- 45 feet for the Primary Structure
- 20 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-06 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-03 Page 6-14 	<p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-08 Page 6-33 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 	<p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Telecommunications Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 6-46 <p>Corridor Enhancement (CE)</p> <ul style="list-style-type: none"> • LO-01 Page 6-49 <p>Sexually Oriented Standards (SX)</p> <ul style="list-style-type: none"> • SX-01 Page 6-51 • SX-02 Page 6-51 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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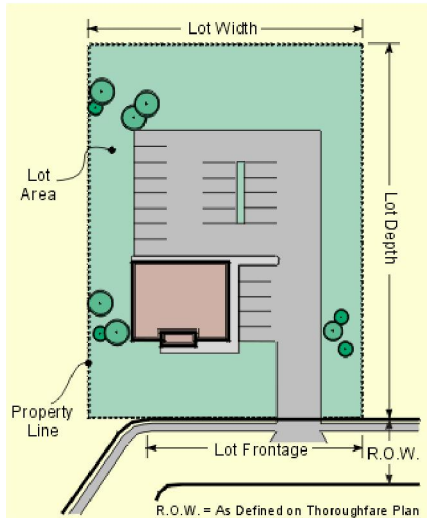
LI District

3.33 LI District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The LI (Low Intensity Industrial/Business Park) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • low impact industrial uses • business park, distribution operations, construction trades, and industrial facilities • stand alone buildings or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality • do not require separation or buffering from uses with similar intensity • require extensive buffers when adjacent to lesser intense land uses • assure that there are no negative affects on the natural environment <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, M2, IS, C2, MI, and HI <p>Planning Commission</p> <ul style="list-style-type: none"> • zone property for LI only after determining that the site is appropriate for any of the possible uses allowed in this district • Require written acknowledgment of the maximum lot area requirement • be very sensitive to environmental protection <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas • assure environmental protection prior to granting a special exception • be very sensitive to the potential for light pollution, noise pollution, loading bays fronting roads, oversized signs, large truck traffic, ingress/egress, and pedestrian and vehicular safety 	<p>Institutional</p> <ul style="list-style-type: none"> • municipal airport <p>Business: General Business</p> <ul style="list-style-type: none"> • restaurant <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • construction trade office • design/planning office • general services office <p>Business: Retail</p> <ul style="list-style-type: none"> • convenience store (small) • very high intensity retail <p>Communication/Utilities</p> <ul style="list-style-type: none"> • above-ground utility facility <p>Industrial Uses:</p> <ul style="list-style-type: none"> • distribution facility • flex-space • light assembly • mini-warehouse storage facility • research center • sign painting/fabrication • tool and die shop • welding 	<p>Institutional</p> <ul style="list-style-type: none"> • government operations (non-office) • municipal heliport • police, fire or rescue station • recycling sorting/distribution <p>Business: General Business</p> <ul style="list-style-type: none"> • commercial training facility or school <p>Communication/Utilities</p> <ul style="list-style-type: none"> • radio/TV station • wireless telecommunications facility <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

LI District

3.34 LI District Development Standards



Minimum Lot Area:

- 15,000 square feet

Minimum Lot Width:

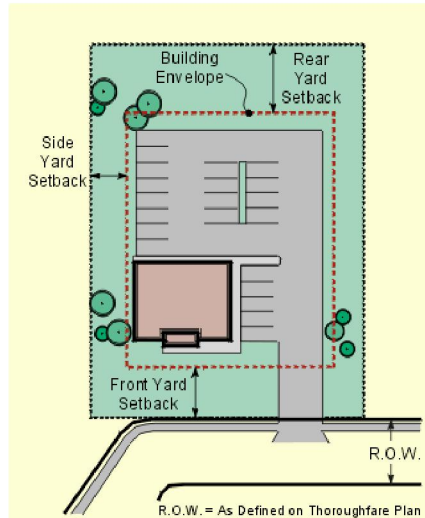
- 80 feet

Minimum Lot Frontage:

- 50 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

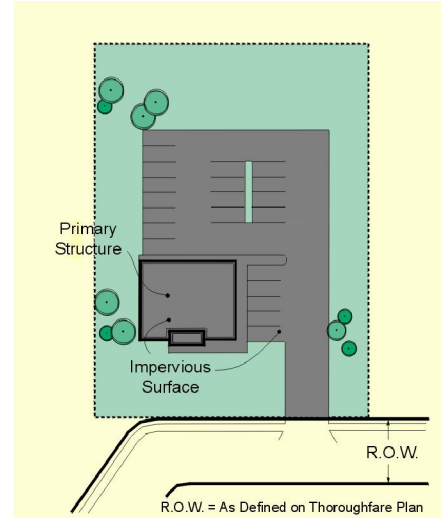
- 25 feet when adjacent to an Arterial
- 15 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- 5 feet for Primary and Accessory Structures

Minimum Rear Yard Setback:

- 5 feet for Primary and Accessory Structures

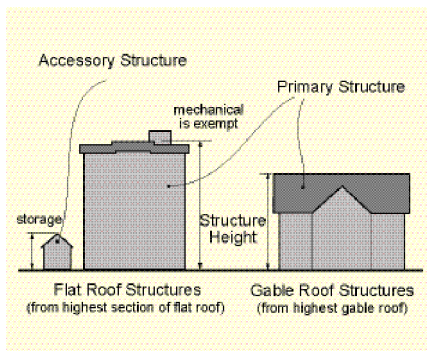


Maximum Lot Coverage:

- Square feet of all primary and accessory structures, and impervious surface cannot exceed 85% of the Lot Area

Maximum Main Floor Area:

- 40,000 square feet for all structures combined



Maximum Structure Height:

- 40 feet for the Primary Structure
- 35 feet for Accessory Structures

Additional Development Standards that Apply

<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-07 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-03 Page 6-14 	<p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-09 Page 6-35 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 	<p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Telecommunications Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 6-46 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55 • MC-05 Page 6-55
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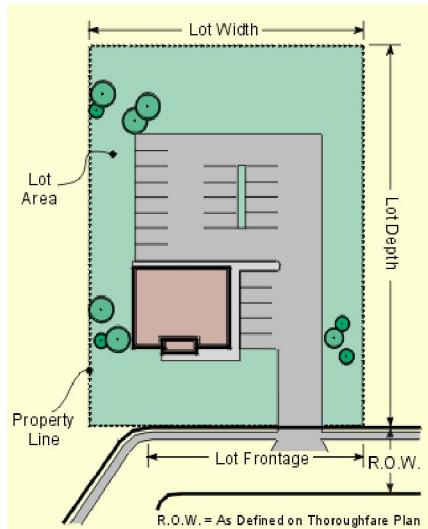
MI District

3.35 MI District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The MI (Moderate Intensity Industrial/Light Manufacturing) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • low to moderate impact industrial uses • business parks, distribution operations, and industrial parks • stand alone building or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality • do not require separation or buffering from uses with similar intensity • assure that there are no negative affects on the natural environment • minimize light, noise, water, and air pollution <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, IS, C2, LI, and HI <p>Planning Commission</p> <ul style="list-style-type: none"> • zone property for MI only after determining that the site is appropriate for any of the possible uses allowed in this district • be very sensitive to environmental protection <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas • require significant buffering and separation from residential uses, environmental features, and historic areas if within the vicinity • notify the property owners within a significant region of a petition for Special Exception, rather than just nearby property owners • assure environmental protection prior to granting a special exception • be very sensitive to the potential for light pollution, noise pollution, loading bays fronting roads, oversized signs, large truck traffic, ingress/egress, and pedestrian and vehicular safety 	<p>Institutional</p> <ul style="list-style-type: none"> • government operations (non-office) • recycling sorting/distribution <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • construction trade office <p>Communication/Utilities</p> <ul style="list-style-type: none"> • above-ground utility facility • radio/TV station <p>Industrial Uses:</p> <ul style="list-style-type: none"> • assembly • distribution facility • flex-space • light assembly • light manufacturing • mini-warehouse storage facility • outdoor storage • research center • sign painting/fabrication • testing lab • tool and die shop • trucking terminal • warehouse • welding 	<p>Institutional</p> <ul style="list-style-type: none"> • crematorium • police, fire or rescue station <p>Business: General</p> <ul style="list-style-type: none"> • junk yard • race track <p>Communication/Utilities</p> <ul style="list-style-type: none"> • sewage treatment plant • water treatment plant • wireless telecommunications facility <p>Industrial Uses:</p> <ul style="list-style-type: none"> • bottled gas storage/distribution • food production/processing • incinerator • storage tanks (nonhazardous) <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

MI District

3.36 MI District Development Standards



Minimum Lot Area:

- 1 acres (43,560 square feet)

Minimum Lot Width:

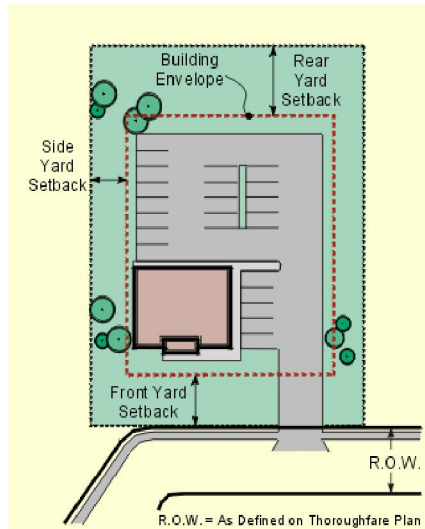
- 130 feet

Minimum Lot Frontage:

- 90 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

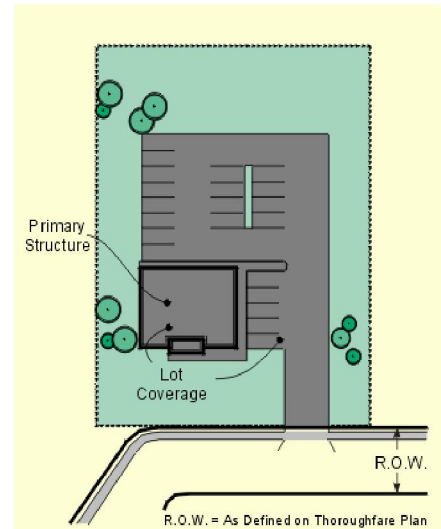
- 25 feet when adjacent to an Arterial
- 15 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- 5 feet for the Primary and Accessory Structures

Minimum Rear Yard Setback:

- 5 feet for the Primary and Accessory Structures

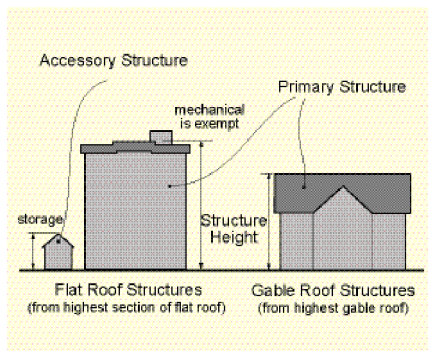


Maximum Lot Coverage:

- Square feet of all primary and accessory structures, and impervious surface cannot exceed 85% of the Lot Area

Maximum Main Floor Area:

- 120,000 square feet for structures combined



Maximum Structure Height:

- 45 feet for the Primary Structure
- 45 feet for Accessory Structures

Additional Development Standards that Apply

Lot (LO) • LO-01 Page 6-3 Setback (SB) • SB-01 Page 6-4 Sewer and Water (SW) • SW-01 Page 6-5 Density and Intensity (DI) • DI-01 Page 6-6 Floor Area (FA) • FA-01 Page 6-7 Height (HT) • HT-01 Page 6-8 Accessory Structure (AS) • AS-01 Page 6-9 • AS-07 Page 6-11 Fence and Wall (FW) • FW-02 Page 6-12 Temporary Uses (TU) • TU-01 Page 6-13	Landscaping (LA) • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 Environmental (EN) • EN-01 Page 6-26 Performance (PF) • PF-01 Page 6-27 Lighting (LT) • LT-01 Page 6-28 Sign (SI) • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-09 Page 6-35 Parking (PK) • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40	Loading (LD) • LO-01 Page 6-42 Entrance/Driveway (ED) • ED-01 Page 6-43 Vision Clearance (VC) • VC-01 Page 6-45 Telecommunications Facility (TC) • TC-01 Page 6-46 Special Exception (SE) • SE-01 Page 6-53 Miscellaneous (MC) • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55 • MC-05 Page 6-55
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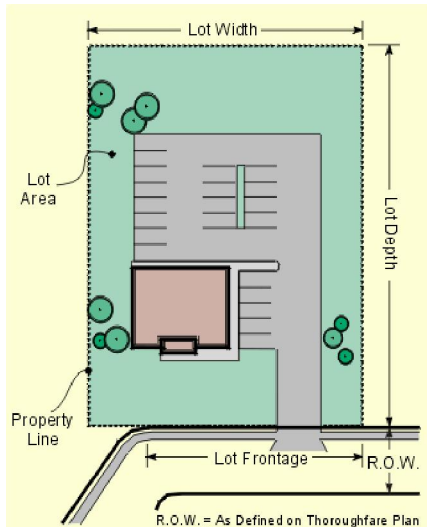
HI District

3.37 HI District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The HI (High Intensity Industrial/ Heavy Manufacturing) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • moderate to high impact industrial uses • industrial parks, manufacturing facilities and utility usage • stand alone buildings or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality • do not require separation or buffering from uses with similar intensity • assure that there are no negative affects on the natural environment • minimize light, noise, water, and air pollution <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, IS, C2, LI and MI <p>Planning Commission</p> <ul style="list-style-type: none"> • zone property for HI only after determining that the site is appropriate for any of the possible uses allowed in this district • be very sensitive to environmental protection <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas • require significant buffering and separation from residential uses, environmental features, and historic areas if within the vicinity • notify the property owners within a significant region of a petition for Special Exception, rather than just nearby property owners • assure environmental protection prior to granting a special exception • be very sensitive to the potential for light pollution, noise pollution, loading bays fronting roads, oversized signs, large truck traffic, ingress/egress, and pedestrian and vehicular safety 	<p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • crematory <p>Communication/Utility</p> <ul style="list-style-type: none"> • above-ground utility facility • sewage treatment plant • water treatment plant <p>Industrial Uses:</p> <ul style="list-style-type: none"> • assembly • bottled gas storage/distribution • distribution facility • food production/processing • heavy industry • light assembly • light manufacturing • outdoor storage • research center • scrap metal yard • storage tanks (nonhazardous) • testing lab • tool and die shop • trucking terminal • warehouse • welding 	<p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Business: General</p> <ul style="list-style-type: none"> • junk yard • race track <p>Communication/Utility</p> <ul style="list-style-type: none"> • electrical generation plant • wireless telecommunication facility <p>Industrial Uses:</p> <ul style="list-style-type: none"> • asphalt plant • concrete plant • gravel/sand mining • incinerator • liquid fertilizer storage/distribution • sanitary land fill • storage tanks (hazardous) • waste disposal facility • waste transfer station <p>General</p> <ul style="list-style-type: none"> • offsite parking lot for a church, temple, mosque or similar place of worship

HI District

3.38 HI District Development Standards



Minimum Lot Area:

- 2 acres (87,120 square feet)

Minimum Lot Width:

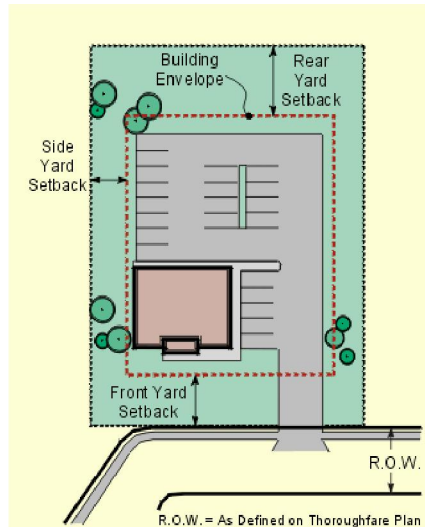
- 200 feet

Minimum Lot Frontage:

- 90 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup



Minimum Front Yard Setback:

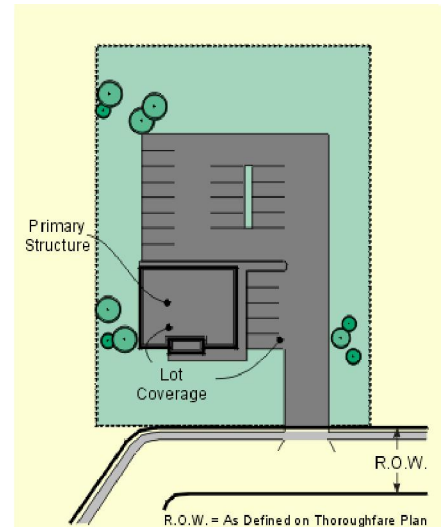
- 25 feet when adjacent to an Arterial
- 15 feet when adjacent to a Collector or Local Street

Minimum Side Yard Setback:

- 5 feet for the Primary and Accessory Structures

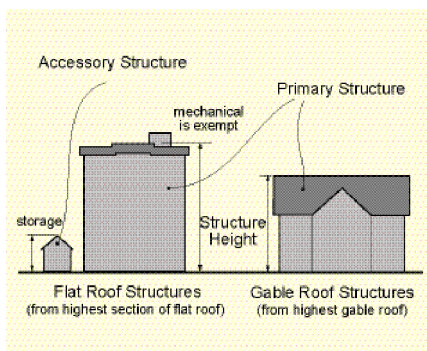
Minimum Rear Yard Setback:

- 5 feet for the Primary and Accessory Structures



Maximum Lot Coverage:

- Square feet of all primary and accessory structures, and impervious surface cannot exceed 85% of the Lot Area



Maximum Structure Height:

- 70 feet for the Primary Structure
- 60 feet for Accessory Structures

Additional Development Standards that Apply

Lot (LO) • LO-01 Page 6-3 Setback (SB) • SB-01 Page 6-4 Sewer and Water (SW) • SW-01 Page 6-5 Density and Intensity (DI) • DI-01 Page 6-6 Floor Area (FA) • FA-01 Page 6-7 Height (HT) • HT-01 Page 6-8 Accessory Structure (AS) • AS-01 Page 6-9 • AS-07 Page 6-11 Fence and Wall (FW) • FW-02 Page 6-12 Temporary Uses (TU) • TU-01 Page 6-13	Landscaping (LA) • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 Environmental (EN) • EN-01 Page 6-26 Performance (PF) • PF-01 Page 6-27 Lighting (LT) • LT-01 Page 6-28 Sign (SI) • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-09 Page 6-35 Parking (PK) • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40	Loading (LD) • LO-01 Page 6-42 Entrance/Driveway (ED) • ED-01 Page 6-43 Vision Clearance (VC) • VC-01 Page 6-45 Telecommunications Facility (TC) • TC-01 Page 6-46 Special Exception (SE) • SE-01 Page 6-53 Miscellaneous (MC) • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55 • MC-05 Page 6-55
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